



Master Sign Plan

Guidelines and Examples

Revision 10.2.2015



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MASTER SIGN PLAN: BRIDGE PARK TENANT SIGNAGE

General Design Criteria

The objective of the sign design criteria is to provide standards and specifications that assure consistent quality for Tenant signage throughout the City of Dublin’s Bridge Park district.

The criteria are intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Signage in Bridge Park is an integral part of the district’s image and appeal, so the signs must be carefully placed and proportioned to each architectural façade. Care in the design and installation of signage will enhance visitors’ and residents’ appreciation of individual Tenants and contribute to the enduring success of Bridge Park.

For comprehensive regulations regarding business signage in the Bridge Street District of Dublin, please consult the following:

City of Dublin, Ohio Code of Ordinances, Section 153.065(H)
<http://www.amlegal.com/library/oh/dublin.shtml>
See Title XV: Land Usage, Chapter 153: Zoning Regulations, Section 153.065 Site development standards

Overall Design of Signs

The sign shall be in proportion to the space it will occupy.

Elements of the sign should create an overall cohesive design, reflect simplicity, avoid visual clutter and ensure legibility.

Tenant signage should:

- Provide the public with a safe and effective means of locating businesses from a pedestrian or from a vehicle perspective.
- Be scaled appropriately to the pedestrian realm and enhance the pedestrian experience.
- Be consolidated into a minimum number of elements.
- Have simple shape and appropriate contrast.
- Be constructed with a minimum number of materials.
- Be designed with harmonious use of colors.
- Be easy to read from the intended vantage point.
- Be constructed & erected to complement the overall appearance of the building.
- Be fabricated on and of materials that are of permanent quality, good durability and are complementary to the building.
- Be constructed of materials that weather well and reduce maintenance.

Prohibited Sign Types and Conditions

- Unadorned rectangular cabinet signs with translucent or opaque faces. See p. 20 for examples.
- Temporary wall signs, pennants, banners, or inflatable displays, unless specifically approved by the Landlord; and if so, for no more than 30 days.
- No box signs hanging in window displays.
- No exposed junction boxes, wires, transformers, lamps, tubing, conduit, raceways or neon crossovers of any type.
- No pre-manufactured signs, such as franchise signs, that have not been modified to meet the specific criteria for this project.
- No paper, cardboard or Styrofoam signs, or stickers hung around or behind storefronts.
- No exposed fasteners, unless decorative fasteners are essential to the sign design concept.
- No flashing, oscillating, animated lights or other moving sign components.

Computation of Sign Size

Determining Sign Area or Dimension

- In the case of two-sided freestanding or projecting signs, the sign area consists of the entire surface area of the sign on which copy could be placed. For projecting signs, this is the area of one face of the sign.
- For a sign comprised of individual letters, or elements on a wall, the area of the sign shall encompass a regular, or a combination of regular geometric shapes which form or approximate the perimeter of all the elements in the display.

Determining Sign Mounting Height

- Sign mounting height shall be measured from the finished grade at the building base to the lowest element of the sign.

Determining Building Frontage and Building Unit

- The building wall that faces the principal street or the building wall that contains the main entrance to the uses therein shall be considered the building frontage.
- In the case of an irregular wall surface, a straight line extending along such wall surface shall be used to measure the length.

Definitions and General Guidelines

Fascia/Wall Sign

Also known as a storefront sign or business identification sign.
Mounted parallel to the plane of the building.

All Fascia/Wall Signs shall:

- use sign design appropriate to Bridge Park
- have a three-dimensional or layered construction
- respect the architecture and scale of the building
- support the concept, design and location of the store

Fascia/Wall signs may be applied to buildings in a variety of ways, including:

- painted wood or metal panels with painted, carved, or applied letters
- individual cut metal letters applied directly to the building

Projecting Sign

A sign which is suspended from, attached to, or supported by a building, mounted perpendicular to the plane of the building. Projecting signs offer the opportunity for a more decorative and playful sign, and contribute to a pedestrian-friendly atmosphere.

All Projecting Signs shall:

- have support structures consistent with the aesthetics of the storefront
- be hung well out of reach of pedestrians, minimum 8’ from finished grade and maximum 6’ perpendicular projection from the building

Placemaking Art Sign

A larger projecting sign that offers the tenant more freedom with design and materiality to create a highly unique presence for their location. In turn, the design contributes to a diverse visual culture in Bridge Park. These signs may also be used to identify parking garage entrances. This sign type is permitted at designated locations in Bridge Park as marked in building elevations (see pps. 20–52).

All Placemaking Art Signs shall:

- be constructed utilizing layers, dimension, and possibly light (at the discretion of the Landlord)
- be located at the second story level and higher, above all other signage for the tenant

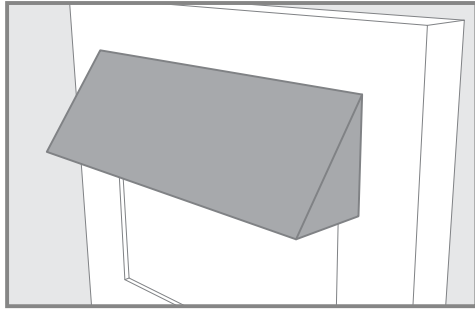
Sandwich Board Sign

These signs are reminiscent of a “Main Street” shopping experience and provide additional recognition for the retailer. Typical construction consists of two hinged boards resting on the ground level, outdoors.

All Sandwich Board Signs shall:

- be professionally designed and constructed, receiving Landlord approval
- be placed within six feet of a ground floor entrance so as not to disrupt pedestrian traffic
- be taken indoors each night

Definitions and General Guidelines

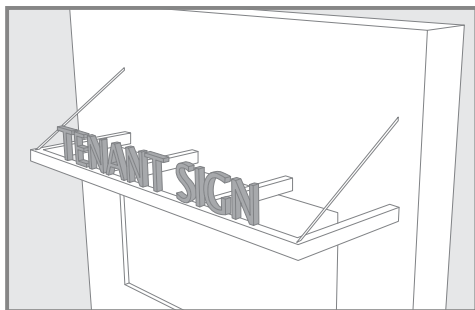


Awning

Tenants may select a solid awning color, and additionally, may print a design on 20% of the area of each awning. Printed designs may be in up to 2 colors that must be harmonious with the background color.

All Awnings shall:

- have a traditional straight “hood” structure (see drawing above), with no vertical front overhang. The ends may be open or closed
- feature Landlord-approved designs only



Canopy Edge Sign

Located on the street-facing edge of an architectural canopy structure. May be a tenant name, building address, or parking garage name.

All Canopy Edge Signs shall:

- consist of dimensional letters, numbers, or simple graphic elements

Window Sign

Window signs contribute to an inviting and distinctive street-level character. Content may include a logo or other graphic element; the tenant’s name is not required.

All Window Signs shall:

- be applied directly to the interior surface of the glass. Methods include metal leaf, vinyl, painted, etched cut, and sandblasted lettering.

General Regulations Matrix

Signs Allowed by Frontage

Tenants with frontage along 1 street = 2 building mounted signs.¹
Tenants with frontage along 2 streets = 3 building mounted signs.^{1,6}
Tenants with frontage along 3 streets = 4 building mounted signs.^{1,6}

| Sign Type | | Allowable Area | | Other Regulations |
|------------------|--|--|------------------------|--|
| Building Mounted | Tenant ID Sign | Level 1 / Ground | Level 2 | |
| | Address Numerals | ≤2 sq ft | NP | Pin-mounted numerals over tenant entrances on primary street frontage. |
| | Fascia/Wall Sign ^{2,3} | 1 sq ft per linear ft of frontage ⁶ , to a maximum ≤60 sq ft ⁶ | ≤60 sq ft ⁶ | Tenants with frontage along Riverside Drive, Bridge Park Avenue, and Longshore Street are strongly encouraged to have at least (1) Fascia/Wall or Canopy Edge Sign (dependent upon building conditions) and (1) Projecting Sign located near an entrance. Level 2 Fascia/Wall signs are limited in location and quantity based on building architecture. Mounting height to bottom of Fascia/Wall Signs is 13 ft 6 in on Level 1. ⁶ Mounting height to bottom of Projecting Signs is ≥8 ft. Mounting height to bottom of Placemaking Art Signs is ≥15 ft unless otherwise indicated in elevation views. |
| | Projecting Sign ² | ≤16 sq ft | NP | |
| | Placemaking Art Sign ^{5,8} | NP | ≤80 sq ft ⁵ | |
| | Window Sign ^{2,7} | ≤40% per window ⁶ | NP | Window graphics to be applied to the inside surface of the window as metal leaf, vinyl, paint, etched cut or sandblasted lettering. Designs may contain up to two colors. |
| | Awning ² | ≤20% of awning surface (printed design) | NP | Awning structure must be traditional straight “hood” style, and may be closed- or open-ended. Tenant may dictate awning color and a two color printed design, subject to discretion of Landlord. |
| | Canopy Edge Sign ^{5,8} | ≤50 sq ft ⁵ | NP | Individual channel or pin-mounted characters or a basic graphic element are required. |
| Temporary | Incidental/Temporary | | | |
| | Window Display ² | n/a | NP | Tenant may dictate design, subject to discretion of Landlord. |
| | Sandwich Board ⁴ | ≤6 sq ft per side, 3 ft height, qty. 1 per tenant | n/a | May include whiteboard and chalkboard elements. Must be well constructed using framing with neutral colors (black, brown, dark wood). Place within 6 ft of primary ground floor entrance. |
| Streetscape | Streetscape Elements | Level 0 / Streetscape | | |
| | Freestanding Pedestrian Kiosk ⁵ | 14 sq ft ⁵ | | Double-sided metal structure with pedestrian map of Bridge Park. |
| | Tables and Chairs | | | Must be of sturdy, high quality construction and placed out of the established right-of-way. |
| | Stanchions and Fences | | | Must be of sturdy, high quality construction and placed out of the established right-of-way. |
| | Plantings | | | Must be contained in movable pots/urns that do not interfere with right-of-way or streetscape plantings. |

NP Not Permitted
n/a Not Applicable
1. Signs must be of at least 2 different types
2. Refer to Table 153.065-I of Dublin, Ohio Code of Ordinances
3. Refer to Table 153.065-J

4. Refer to Table 153.065-K
5. New sign type
6. Suggested variance from Code of Ordinances
7. Does not apply towards Tenant's allowed amount of building mounted signs
8. Permitted for use as exterior identification for Parking Garages

Code Variances

| Sign Type | Existing Code | Proposed Addition/Modification |
|------------------|---|--|
| General | <i>(153.065)(H)(6)(c)(2): Multiple tenant buildings.</i> A combination of two different sign types ... are permitted for each ground floor tenant with a storefront. | A combination of two different building-mounted sign types are permitted for each ground floor tenant with a storefront. Ground-floor tenants with frontage along two streets are permitted a total of three building-mounted signs per storefront. Ground-floor tenants with frontage along three streets are permitted a total of four building-mounted signs per storefront. In all cases, signs must be of at least two different types. |
| Fascia/Wall Sign | <i>Table 153.065I: Building-mounted sign requirements—Size</i> ½ sq. ft. per each lineal foot of building wall or storefront width up to a maximum of 50 sq. ft. | 1 sq. ft. per each lineal foot of building wall or storefront width up to a maximum of 60 sq. ft. |
| | <i>Table 153.065I: Building-mounted sign requirements—Height</i> Located within the first story as appropriate to each building type of §153.062(O) and shall not extend above the roofline. | Located within specified locations on Level 1 or Level 2 (see elevations, pp. 21-54) as appropriate to each building type of §153.062(O) and shall not extend above the roofline. |
| Window Sign | <i>Table 153.065-I</i> Size: 20% of cumulative surface area of the window to which it is attached, not to exceed 8 sq ft. | 40% of cumulative surface area of the window to which it is attached, not to exceed 8 sq ft. |

New Sign Types*

| Sign Type | Description |
|-------------------------------|---|
| Placemaking Art Sign | Maximum of 1 sign per tenant and at specified locations only. Maximum size 80 sq. ft. Must be located at the second story level or higher, as close as possible to the primary ground entrance. |
| Canopy Edge Sign | For number permitted, refer to 153.065(H)(6)(c)(2). Maximum size 50 sq. ft. Located at the front (street-facing) edge of an architectural canopy over the primary entrance. Must be comprised of individual channel or pin-mounted characters or a basic graphic element. |
| Freestanding Pedestrian Kiosk | 1'-8" w x 8'-4"h kiosk with map to aid pedestrians in locating businesses and other features of Bridge Park. |

*Refer to pps. 14 and 16 (Placemaking Art Sign, Canopy Edge Sign) and 54 (Freestanding Pedestrian Kiosk) for visual examples.

Fascia/Wall Sign for Level 1 Retail Tenant



Fascia/Wall Sign for Level 2 Office Tenant



Projecting Sign



Placemaking Art Sign



Awning



Canopy Edge Sign



Window Sign



Sandwich Board



Examples of Prohibited Designs

Fascia/Wall Sign



- Rectangular cabinet sign with opaque face
- No dimensional design elements
- Exposed wiring and mounting brackets

Awning



- Roll-up design
- Printing on more than 20% of awning surface (stripes)
- Vertical front with frilled edge

Sandwich Board

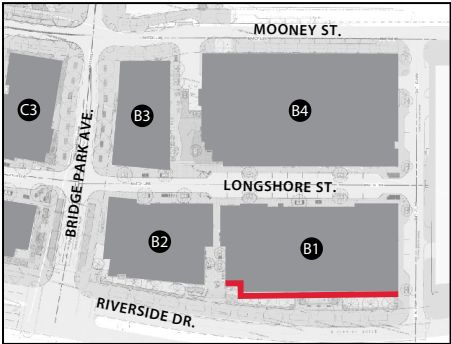


- Insufficient construction quality
- Replaceable letter face
- Non-neutral frame color

Window Sign

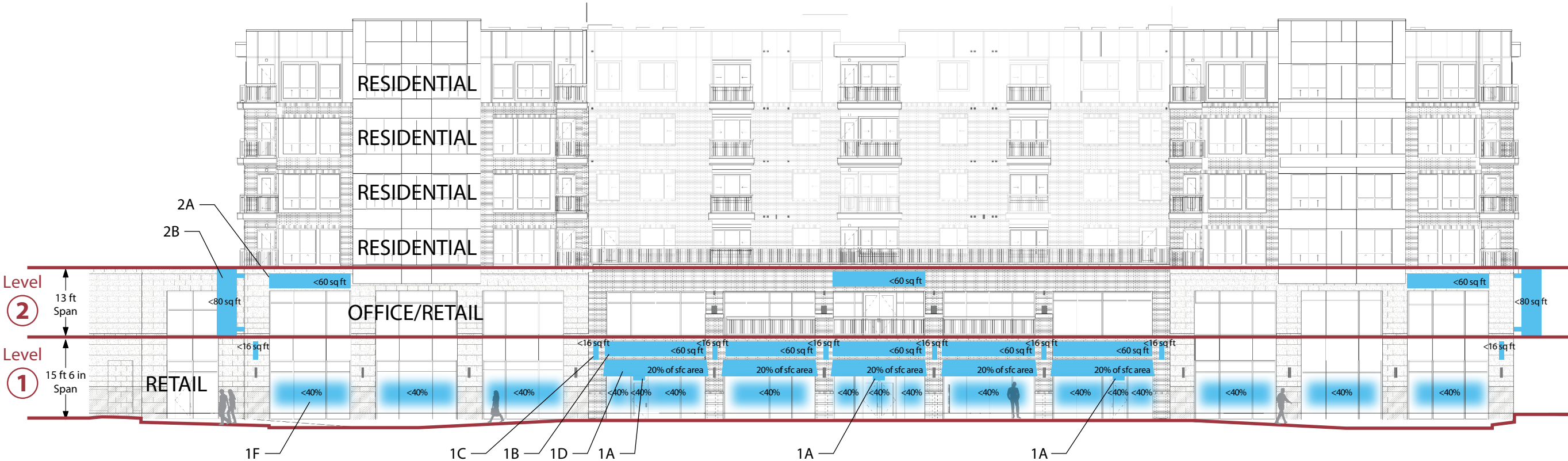


- Design covers more than 40% of window



Building B1: Tenant Signage Level Diagram
West Elevation (Riverside Dr.)

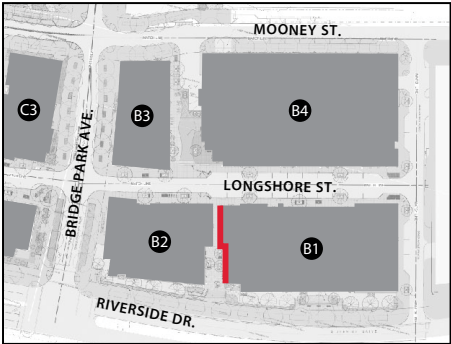
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B1: Tenant Signage Level Diagram North Elevation

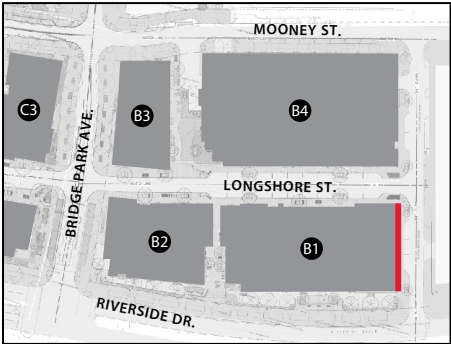
NOTE: These elevations are intended to show all possible sign locations by type.
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| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

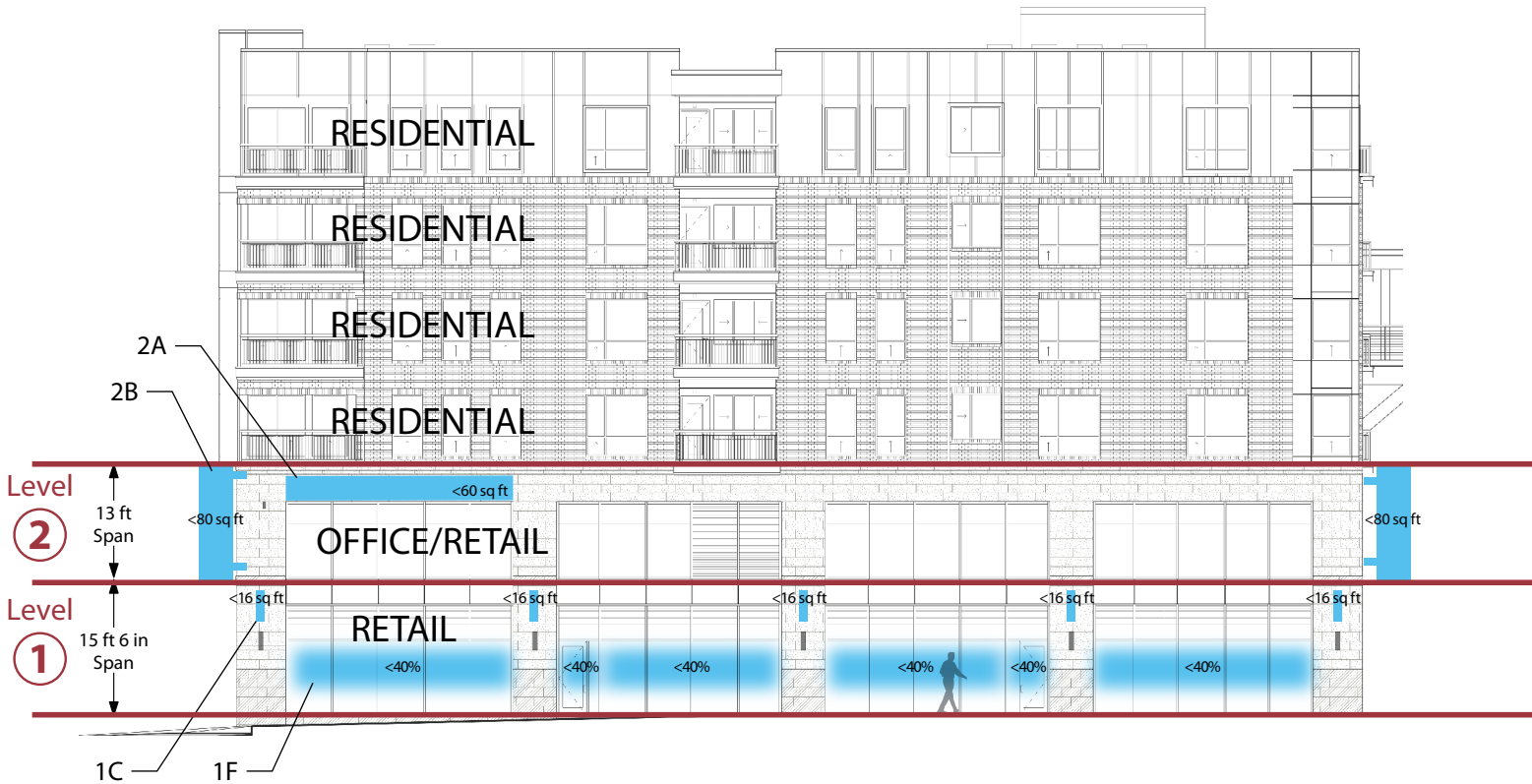
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B1: Tenant Signage Level Diagram
South Elevation (Banker Dr.)

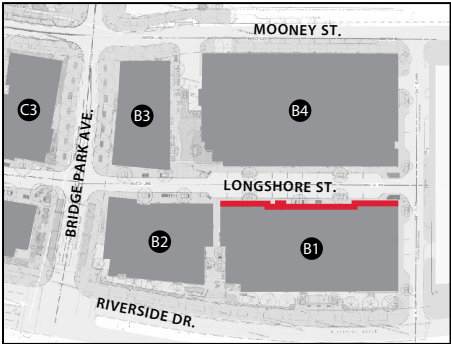
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

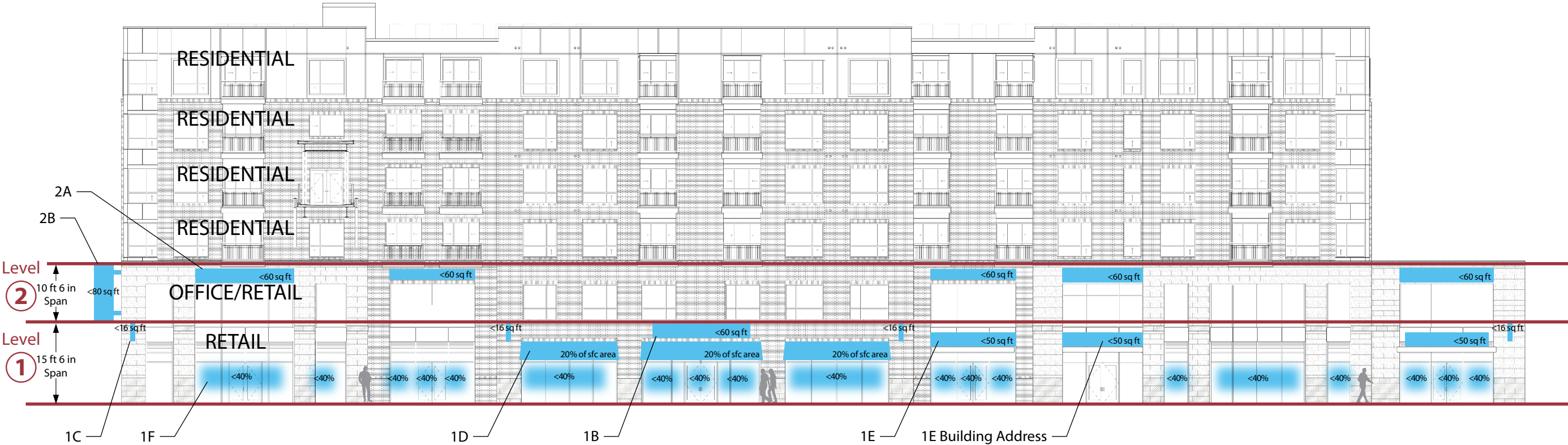
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B1: Tenant Signage Level Diagram
East Elevation (Longshore St.)

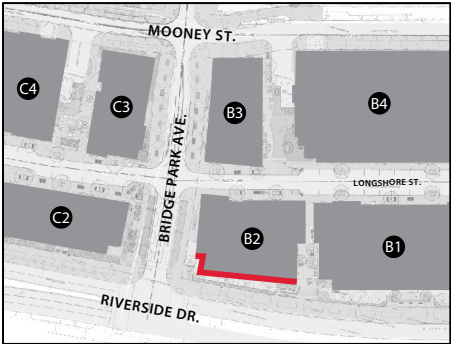
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B2: Tenant Signage Level Diagram
West Elevation (Riverside Dr.)

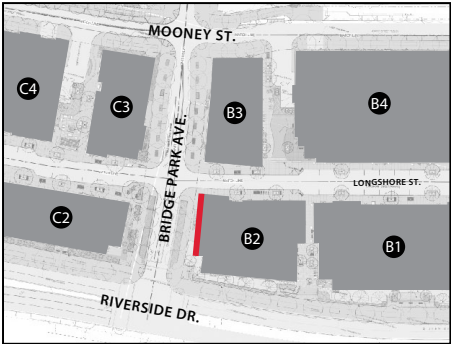
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

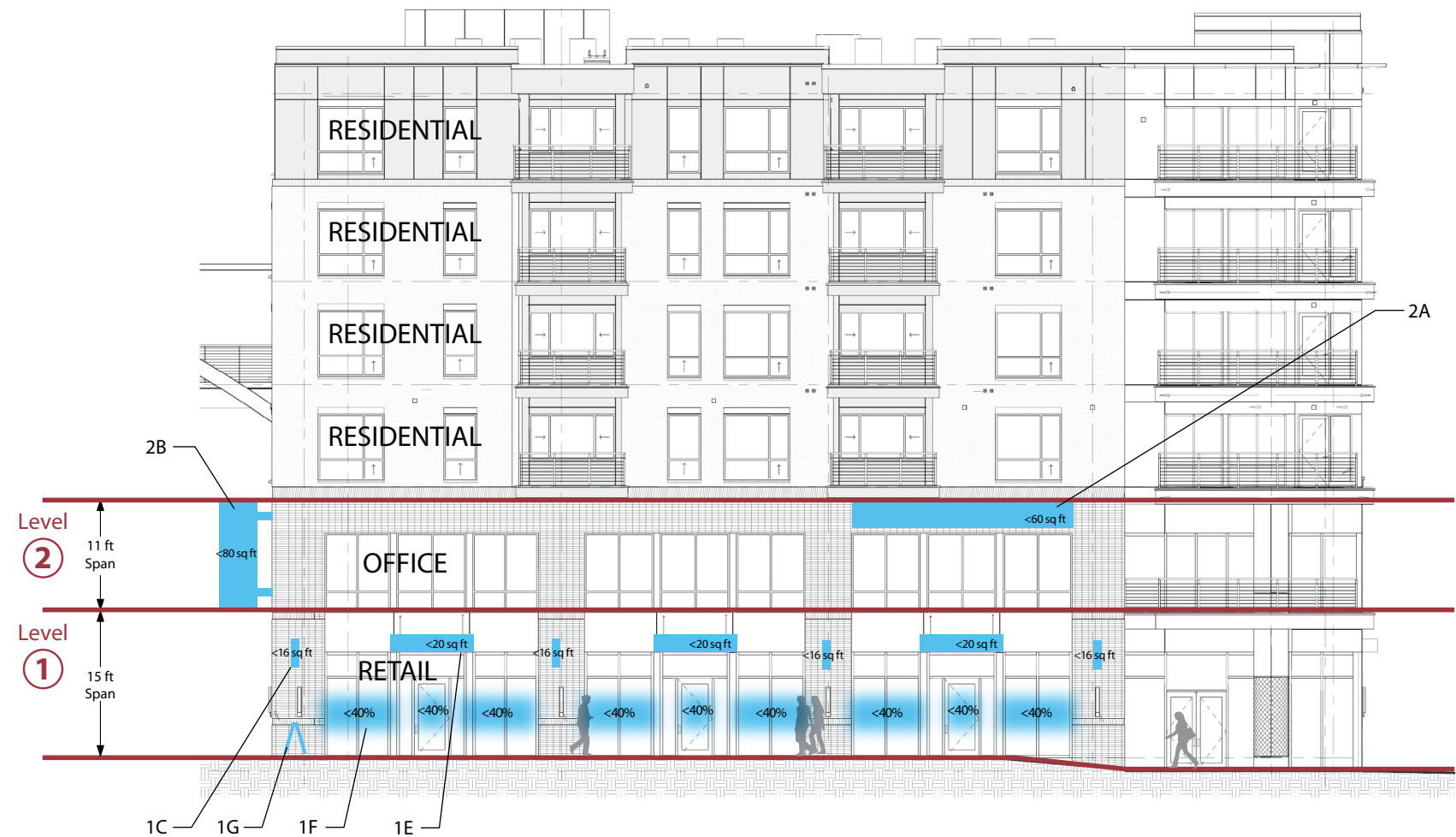
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B2: Tenant Signage Level Diagram
North Elevation (Bridge Park Ave.)

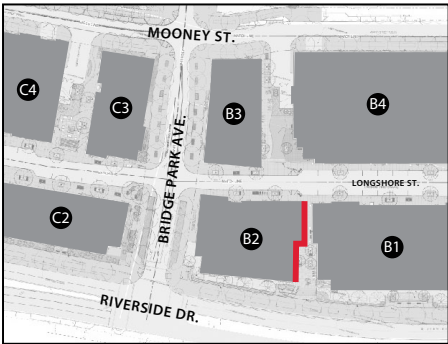
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

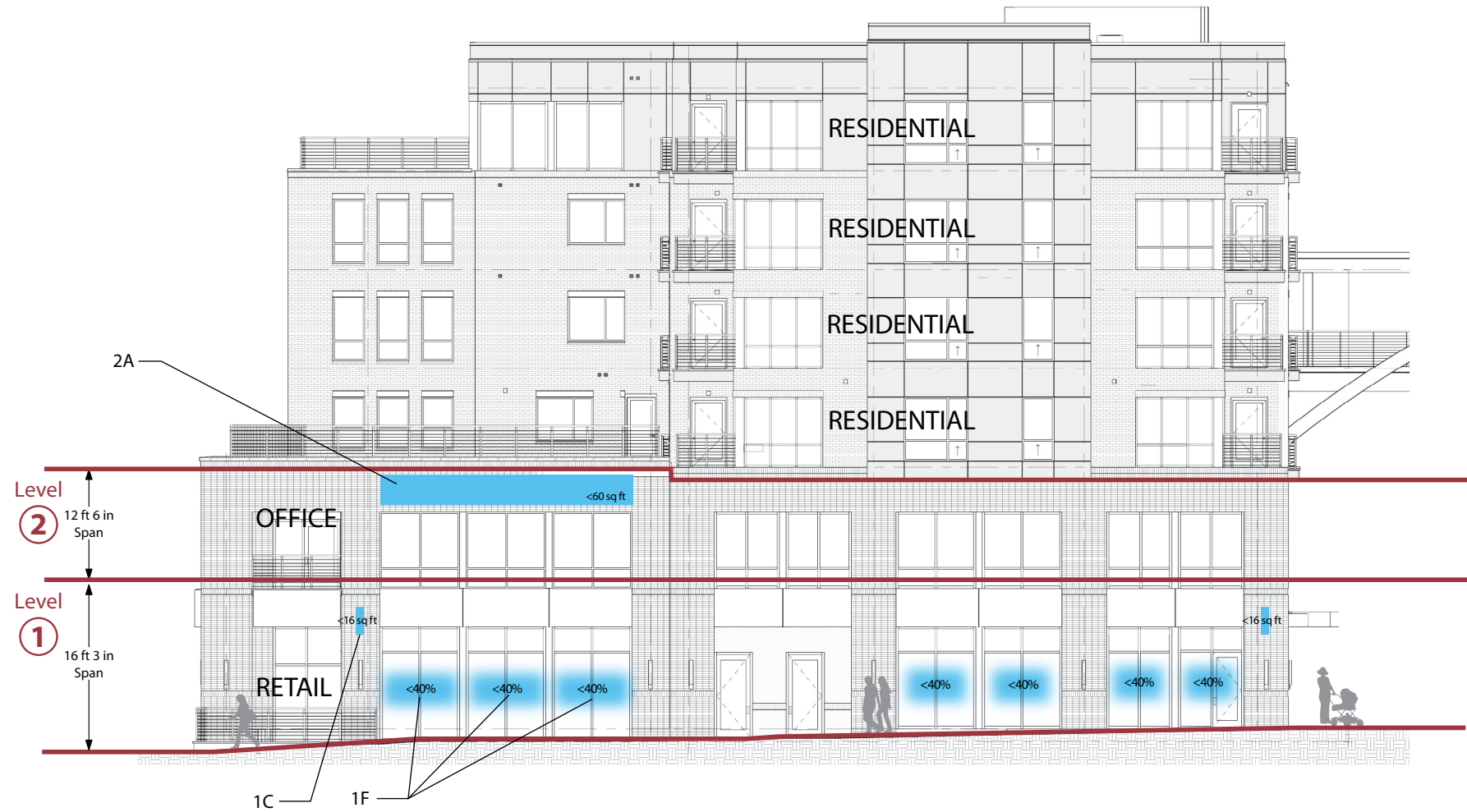
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B2: Tenant Signage Level Diagram South Elevation

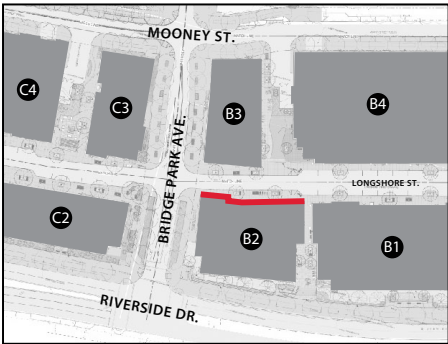
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B2: Tenant Signage Level Diagram East Elevation (Longshore St.)

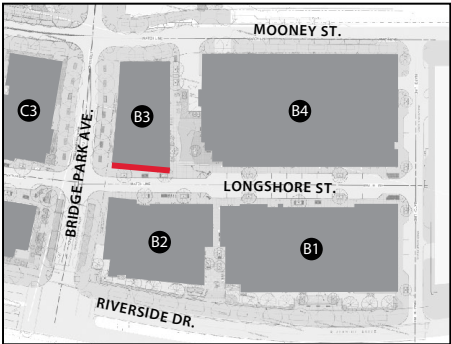
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

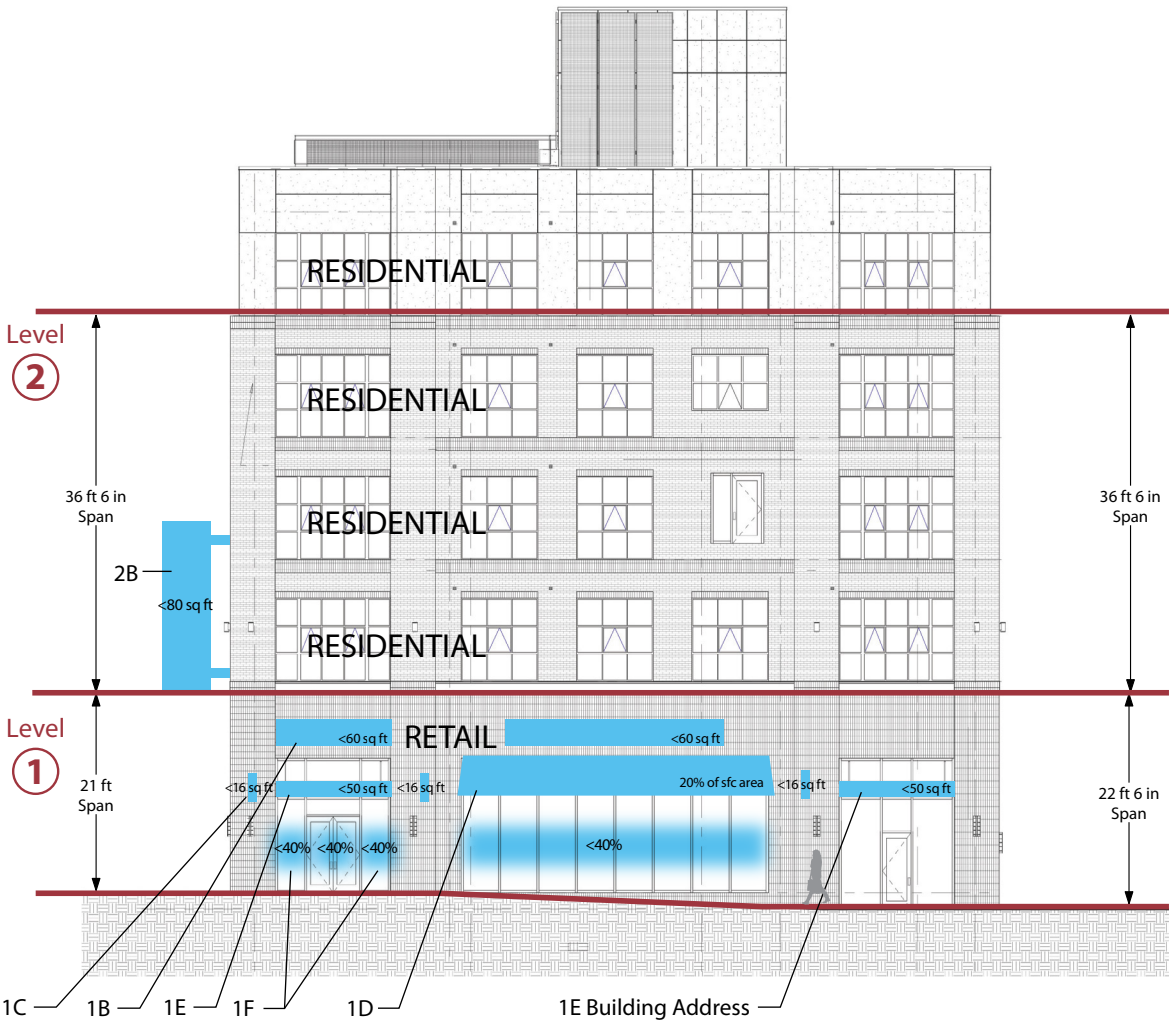
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B3: Tenant Signage Level Diagram West Elevation (Longshore St.)

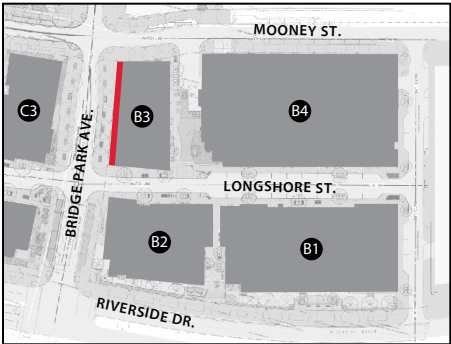
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B3: Tenant Signage Level Diagram
North Elevation (Bridge Park Ave.)

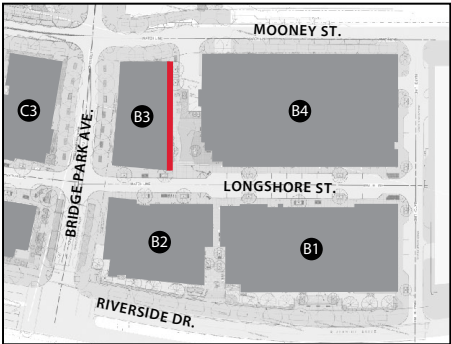
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B3: Tenant Signage Level Diagram South Elevation

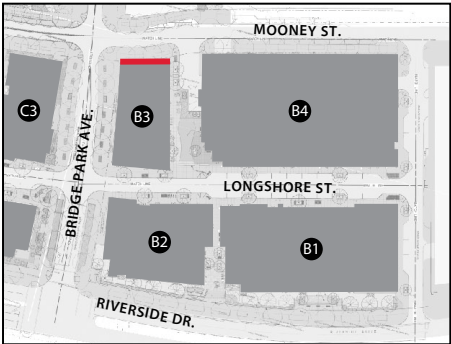
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building B3: Tenant Signage Level Diagram
East Elevation (Mooney St.)

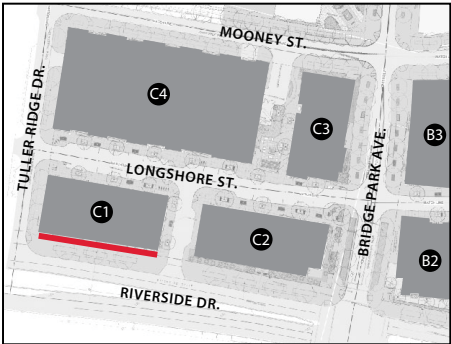
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

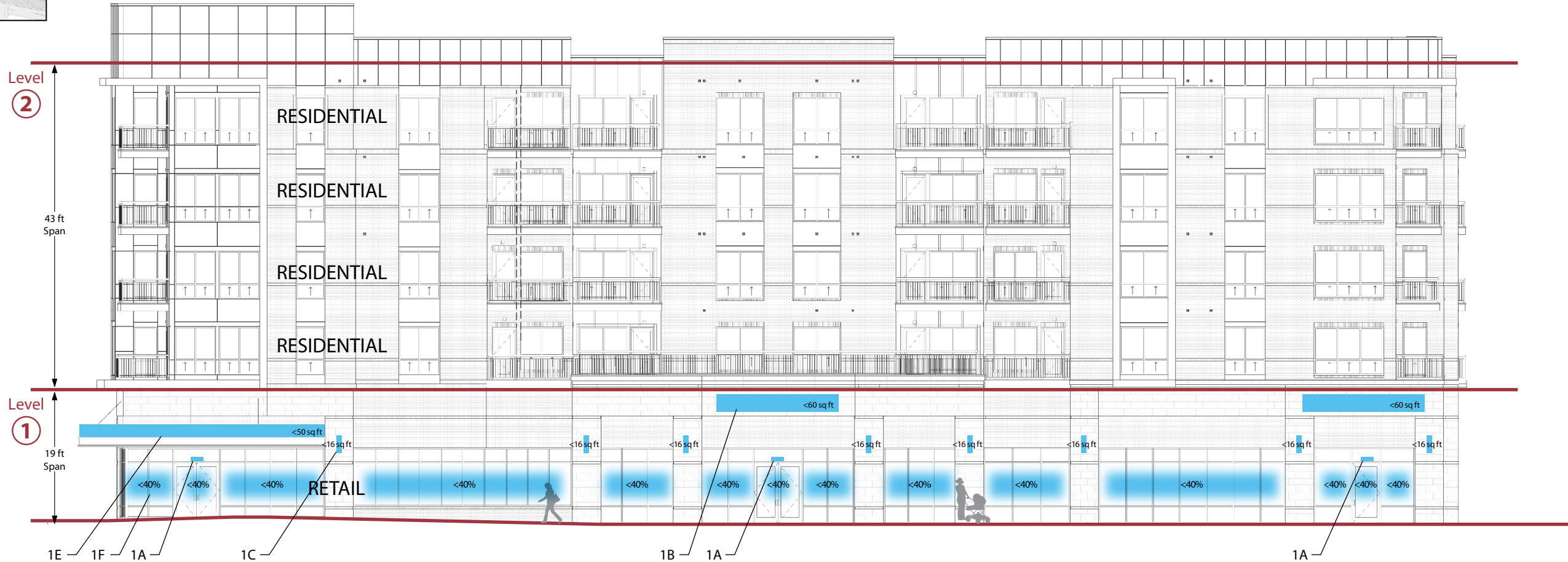
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C1: Tenant Signage Level Diagram
West Elevation (Riverside Dr.)

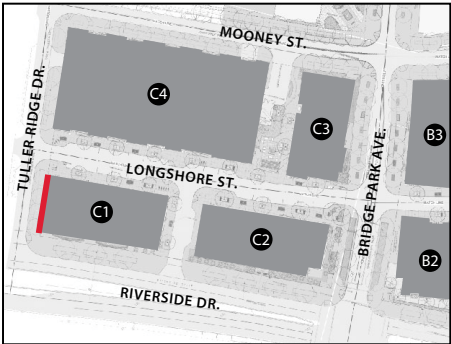
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C1: Tenant Signage Level Diagram North Elevation (Tuller Ridge Dr.)

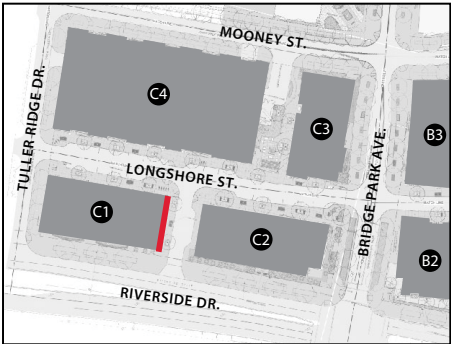
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

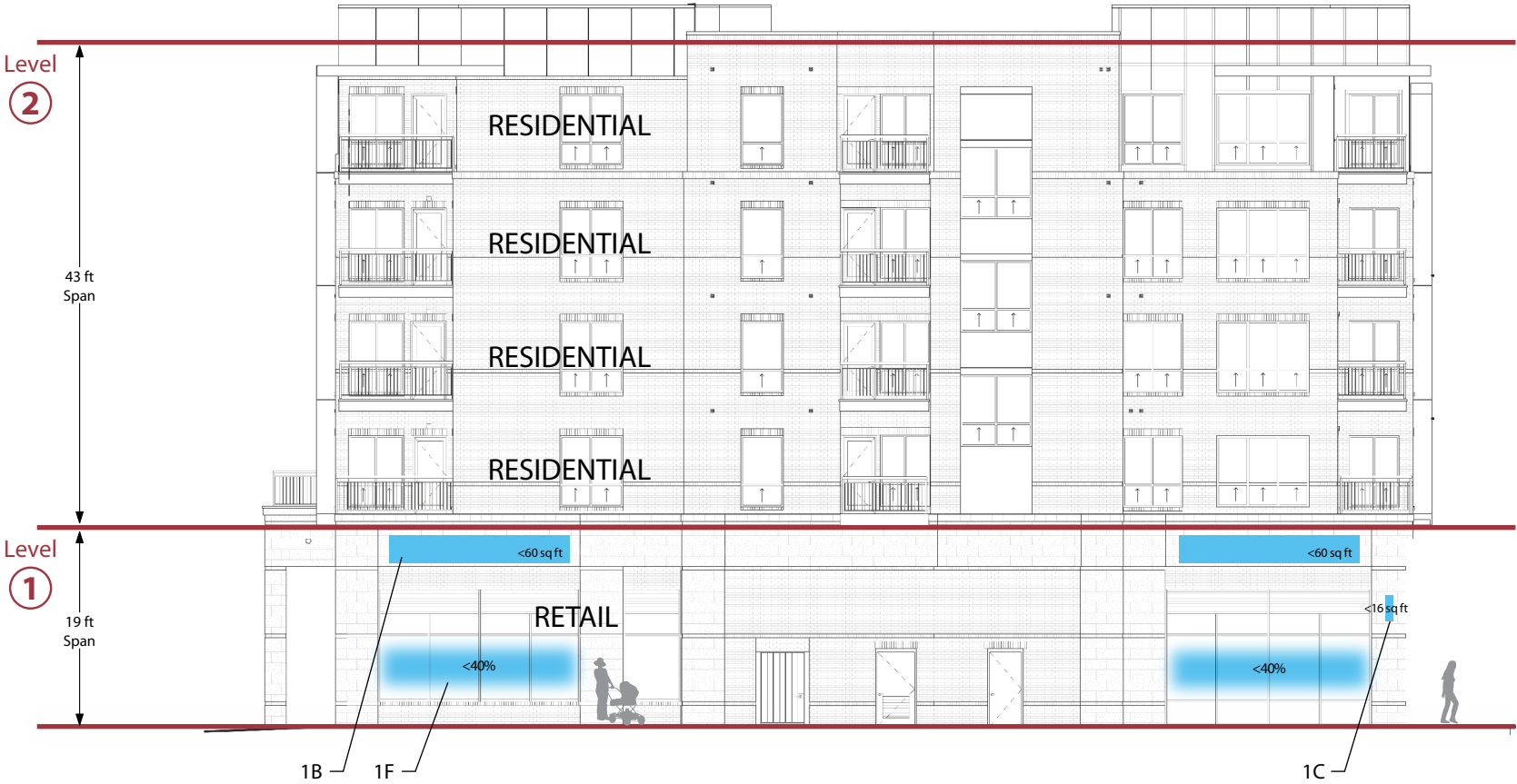
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C1: Tenant Signage Level Diagram South Elevation

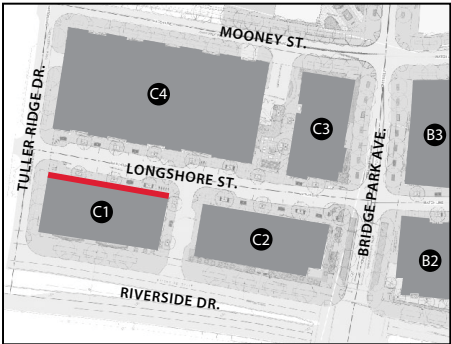
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

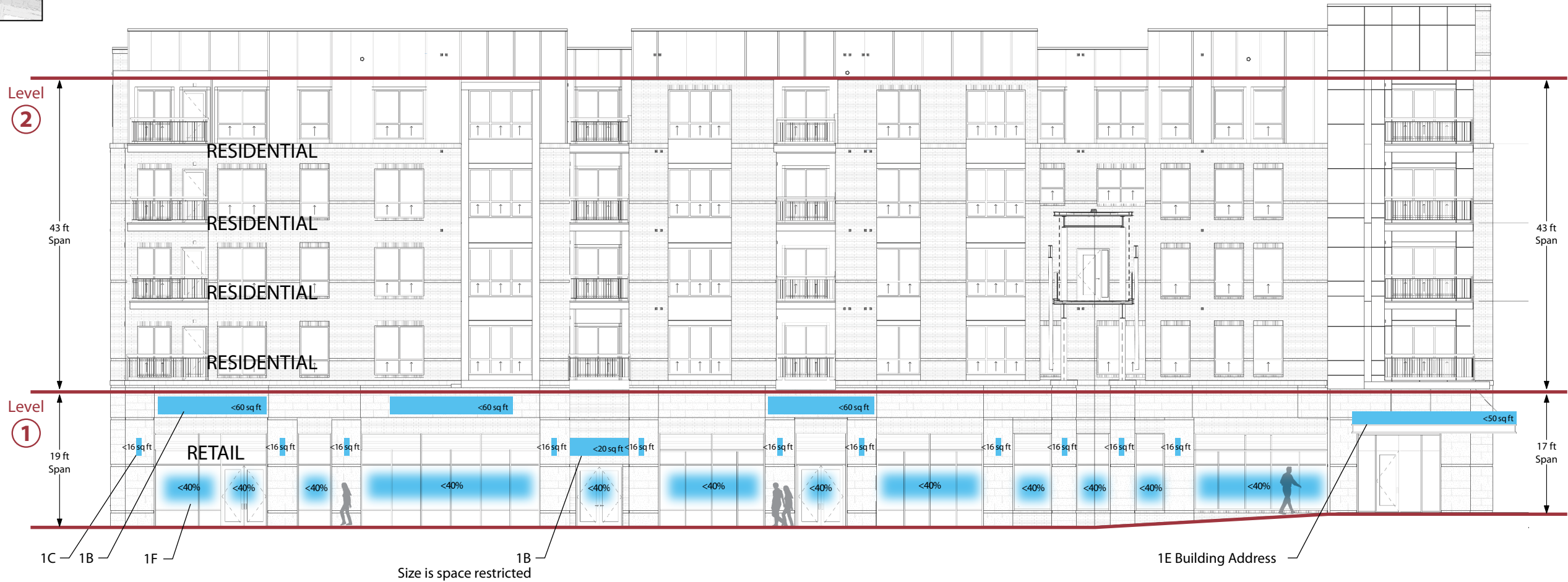
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C1: Tenant Signage Level Diagram
East Elevation (Longshore St.)

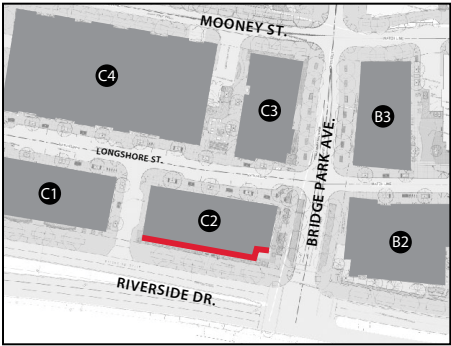
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

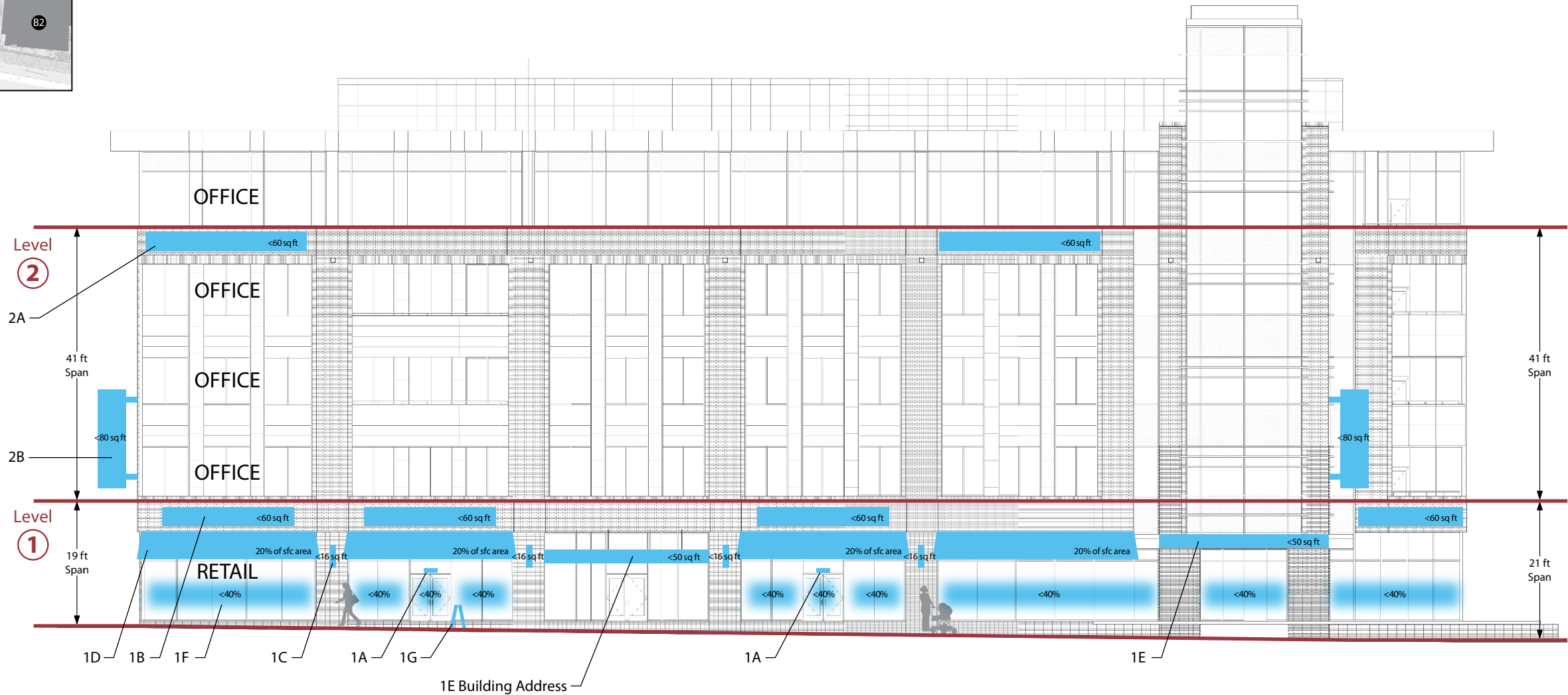
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C2: Tenant Signage Level Diagram West Elevation (Riverside Dr.)

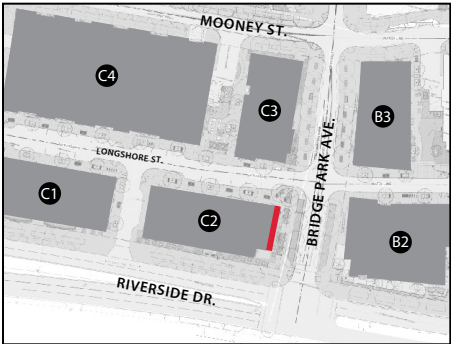
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

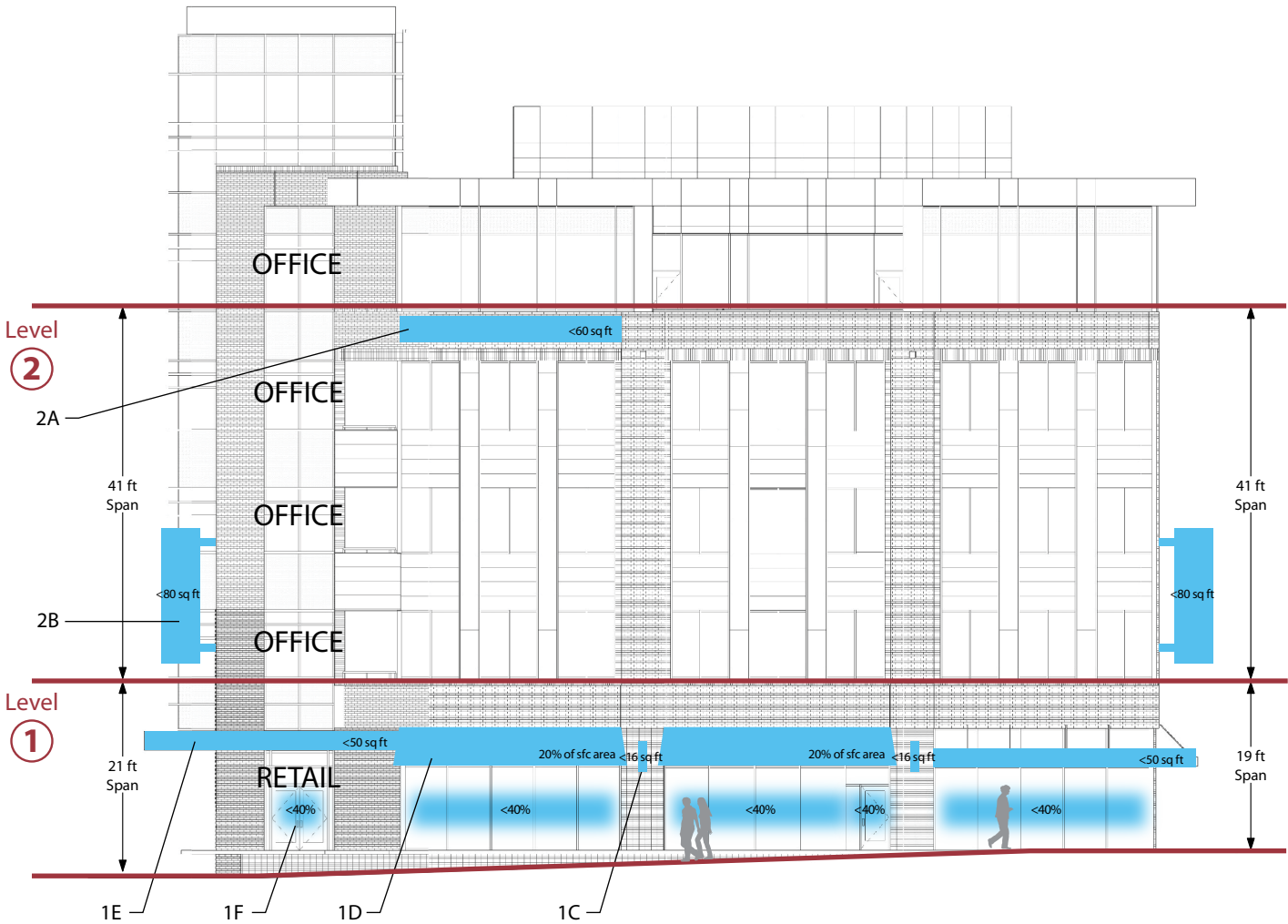
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C2: Tenant Signage Level Diagram
South Elevation (Bridge Park Ave.)

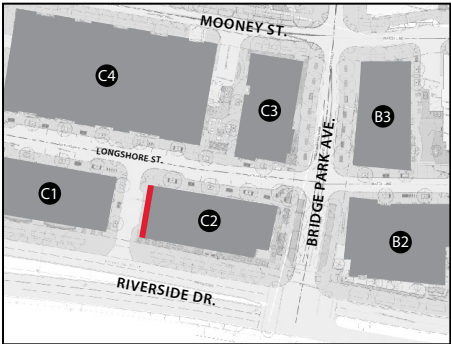
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

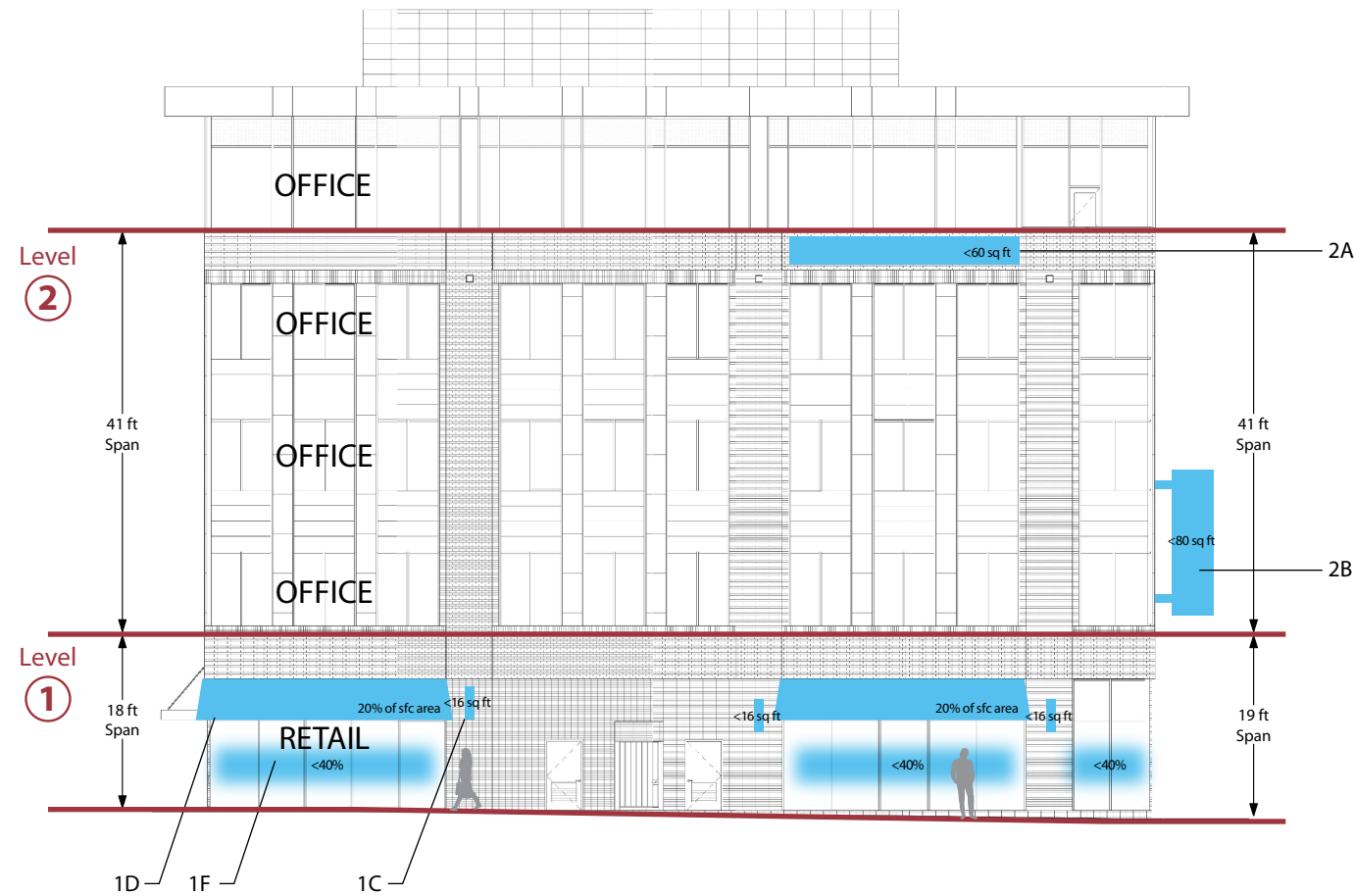
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C2: Tenant Signage Level Diagram North Elevation

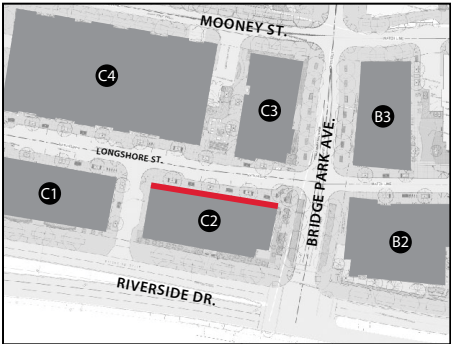
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

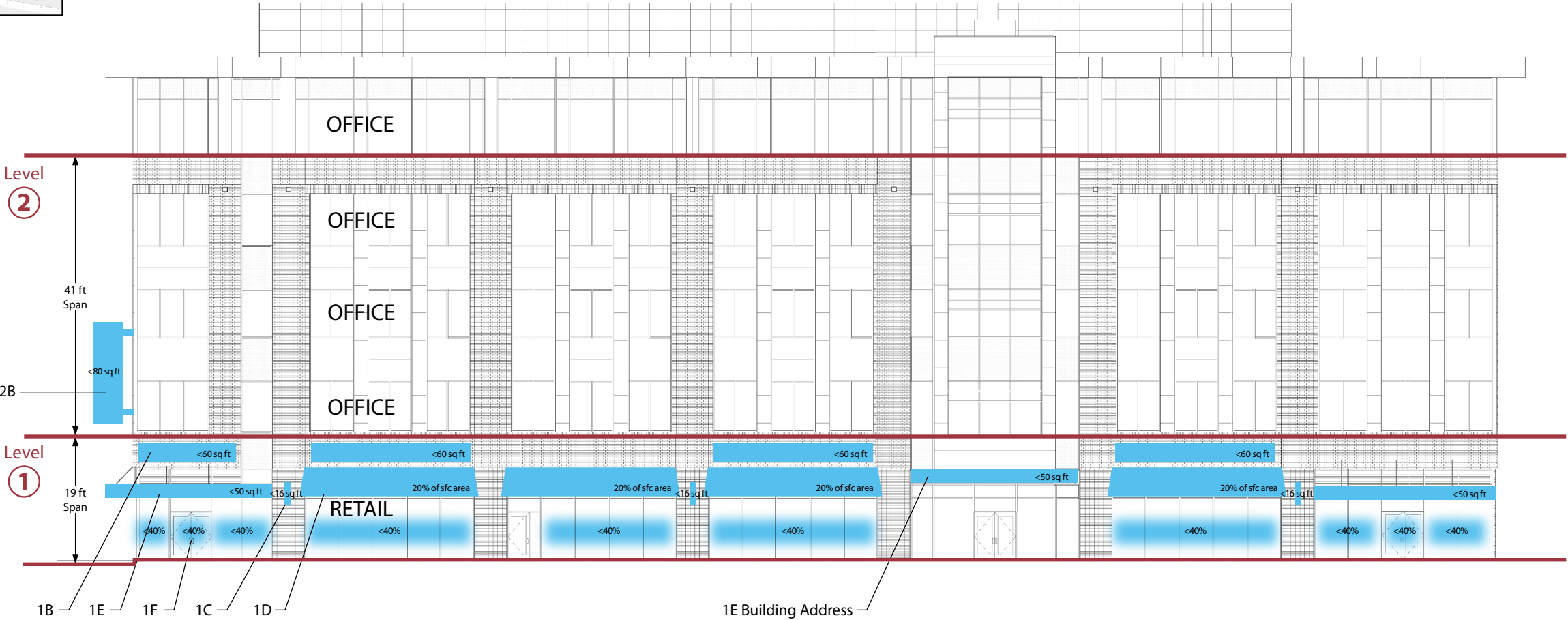
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C2: Tenant Signage Level Diagram
East Elevation (Longshore St.)

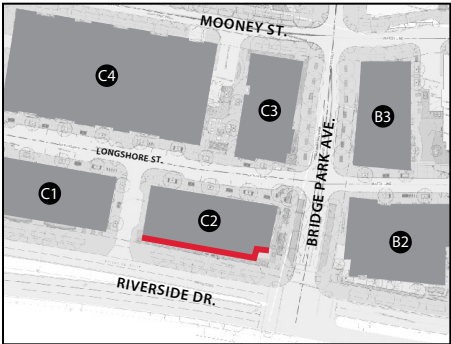
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

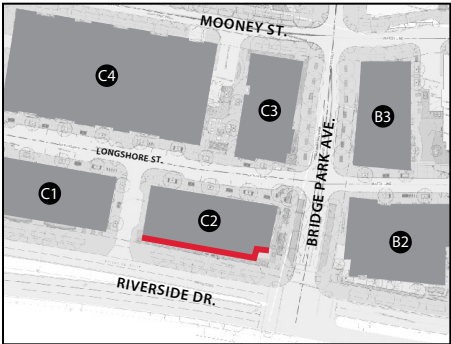
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C2: Tenant Signage Conceptual Rendering
West Elevation (Riverside Dr.)

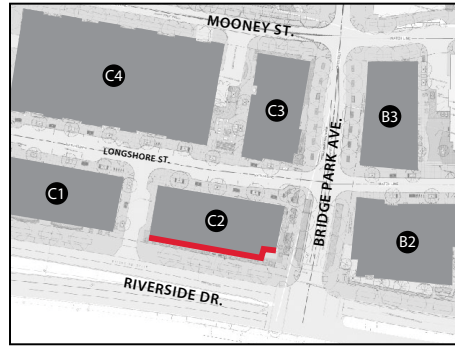




Building C2: Tenant Signage Conceptual Rendering
West Elevation (Riverside Dr.)

“Essere” Fashion Retail Tenant: Address Numerals, (2) Projecting Signs, (1) Canopy Edge Sign, (1) Awning with print, (4) Window Signs.

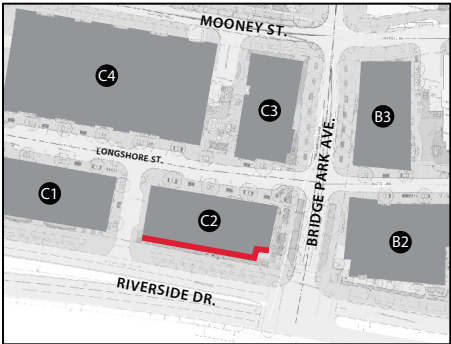




Building C2: Tenant Signage Conceptual Rendering West Elevation (Riverside Dr.)

"Essere" Fashion Retail Tenant: Address Numerals, (2) Projecting Signs, (1) Fascia/Wall Sign, (1) Awning with print, (4) Window Signs.

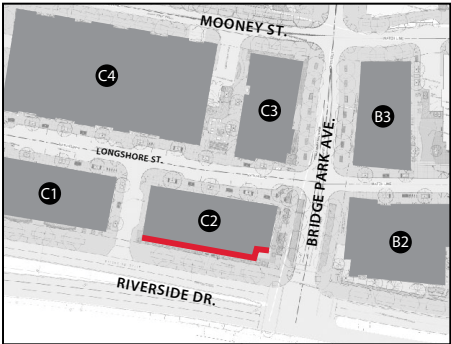




Building C2: Tenant Signage Conceptual Rendering
West Elevation (Riverside Dr.)

“Ryan’s Travel” Service Retail Tenant: Address Numerals, (1) Projecting Sign, (1) Canopy Edge Sign, (2) Window Signs.

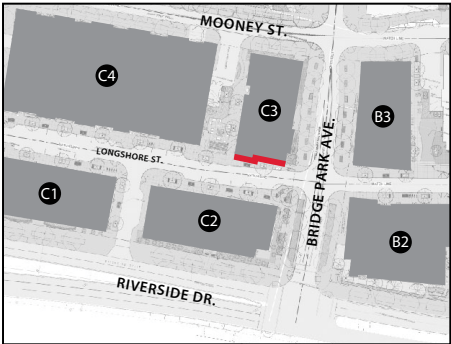




Building C2: Tenant Signage Conceptual Rendering
West Elevation (Riverside Dr.)

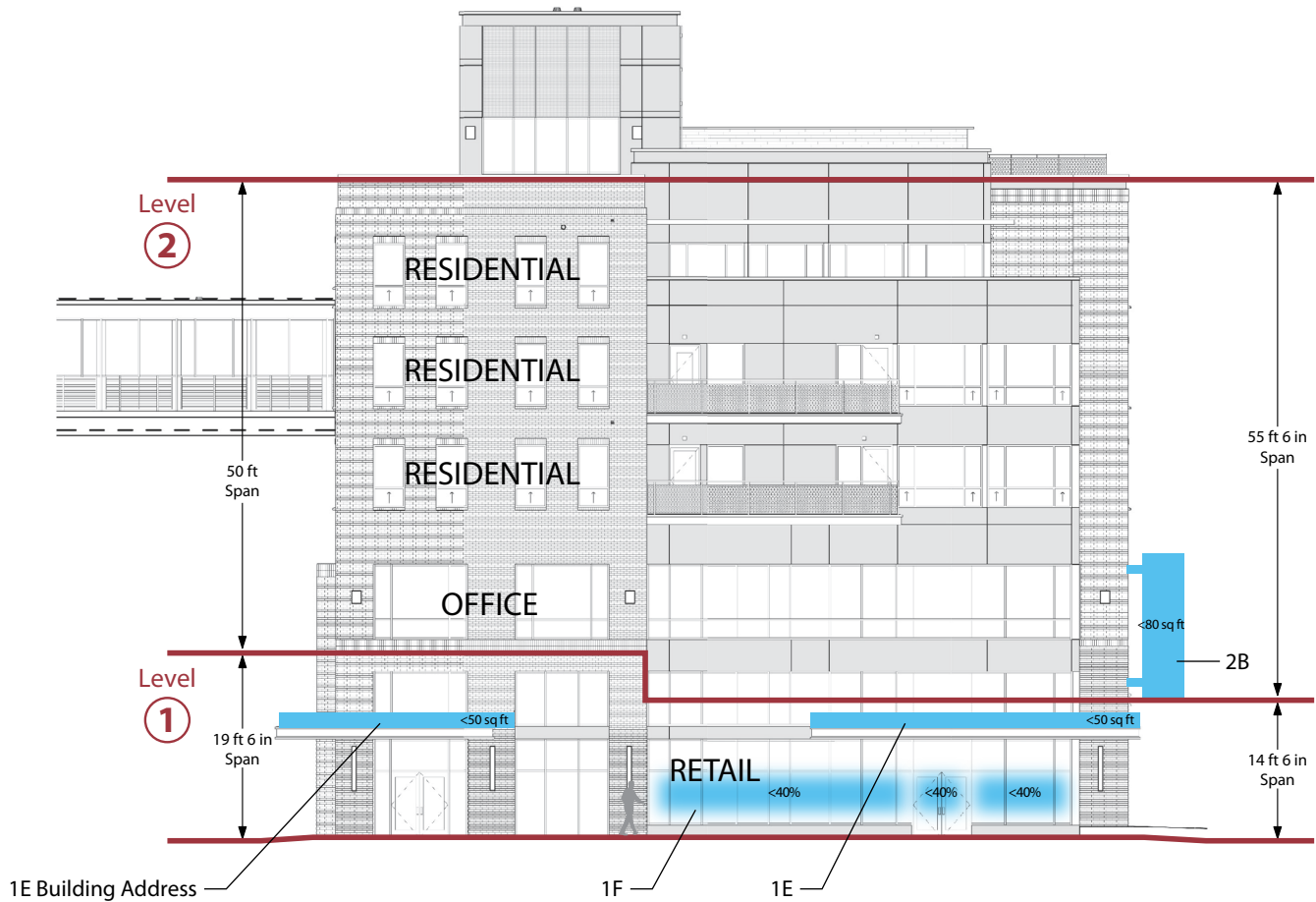
“Accolades Steakhouse” Restaurant Tenant: Address Numerals, (1) Placemaking Art Sign, (1) Fascia/Wall Sign, multiple Window Signs, (1) Sandwich Board Sign, Plantings, Outdoor Seating.





Building C3: Tenant Signage Level Diagram
West Elevation (Longshore St.)

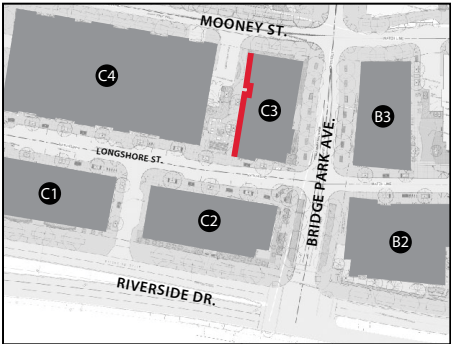
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C3: Tenant Signage Level Diagram North Elevation

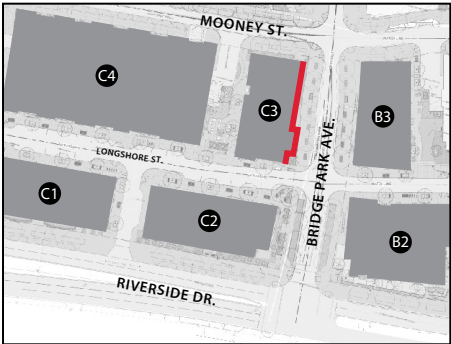
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

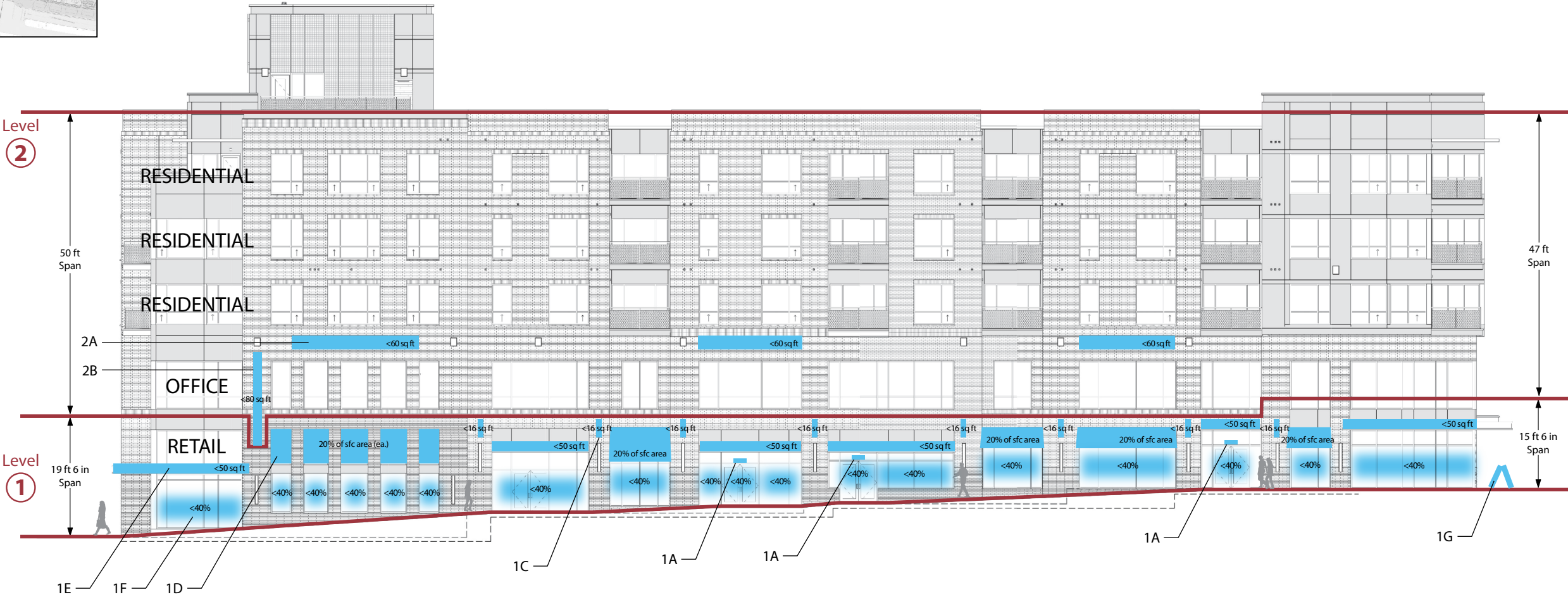
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C3: Tenant Signage Level Diagram
South Elevation (Bridge Park Ave.)

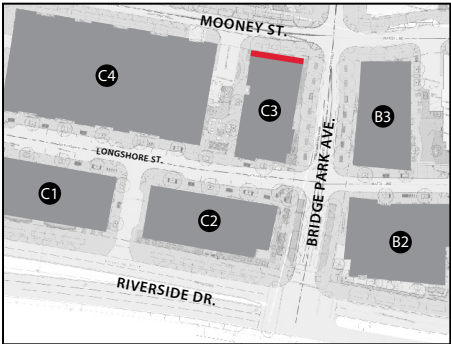
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C3: Tenant Signage Level Diagram
East Elevation (Mooney St.)

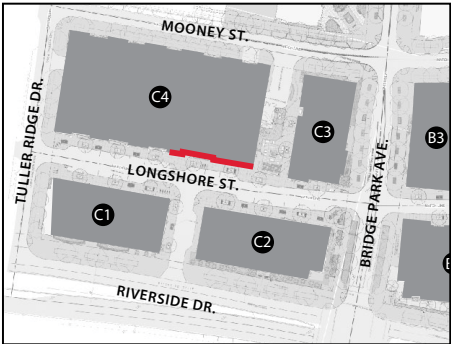
NOTE: These elevations are intended to show all possible sign locations by type.
Refer to pps. 04-11 for specific allowances and restrictions.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

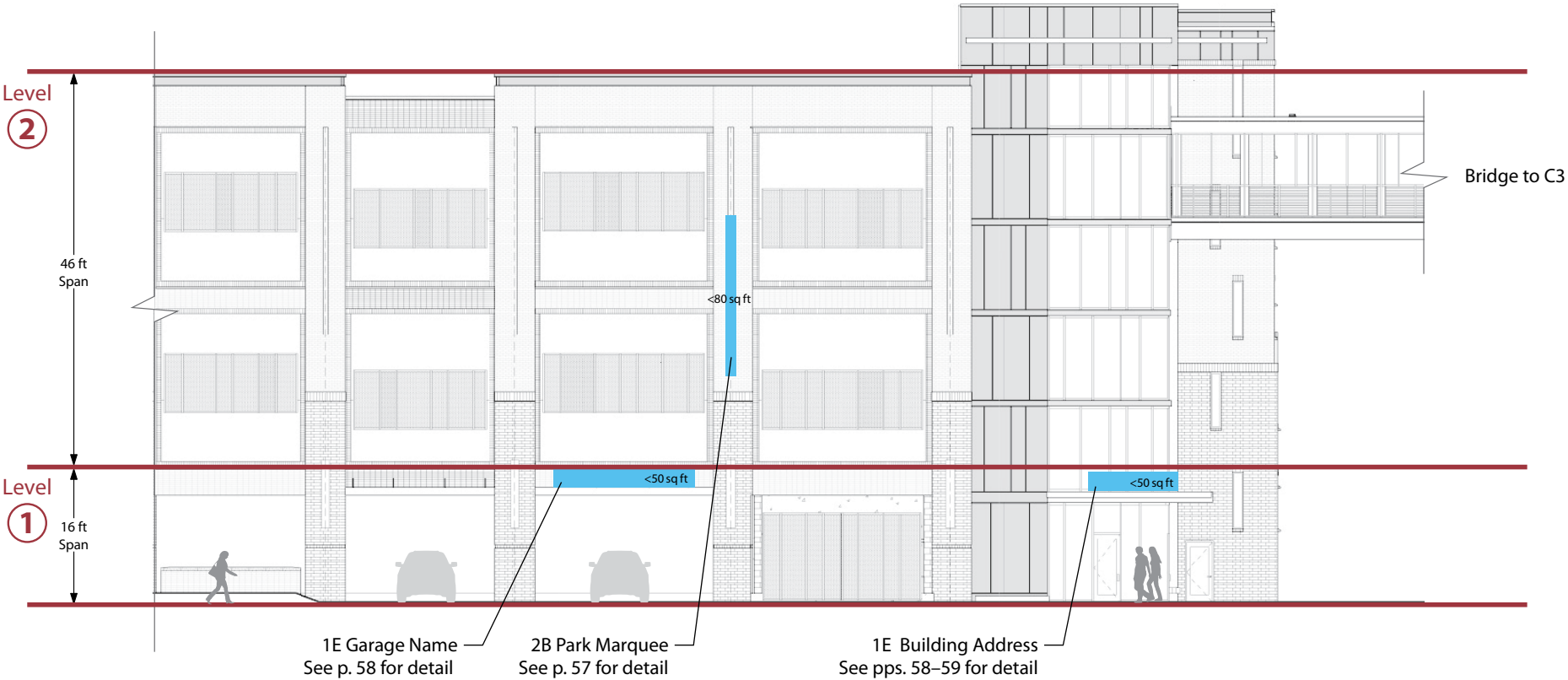
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C4/C5: Garage Signage Level Diagram
West Elevation Area A (Longshore St.)

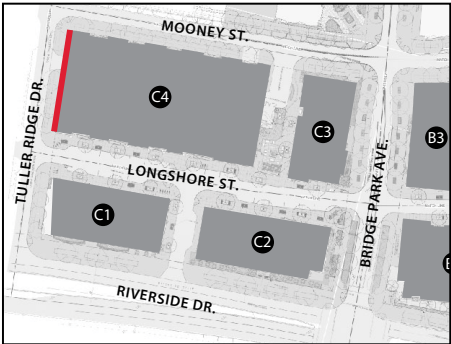
NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 62-63 for visual examples.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

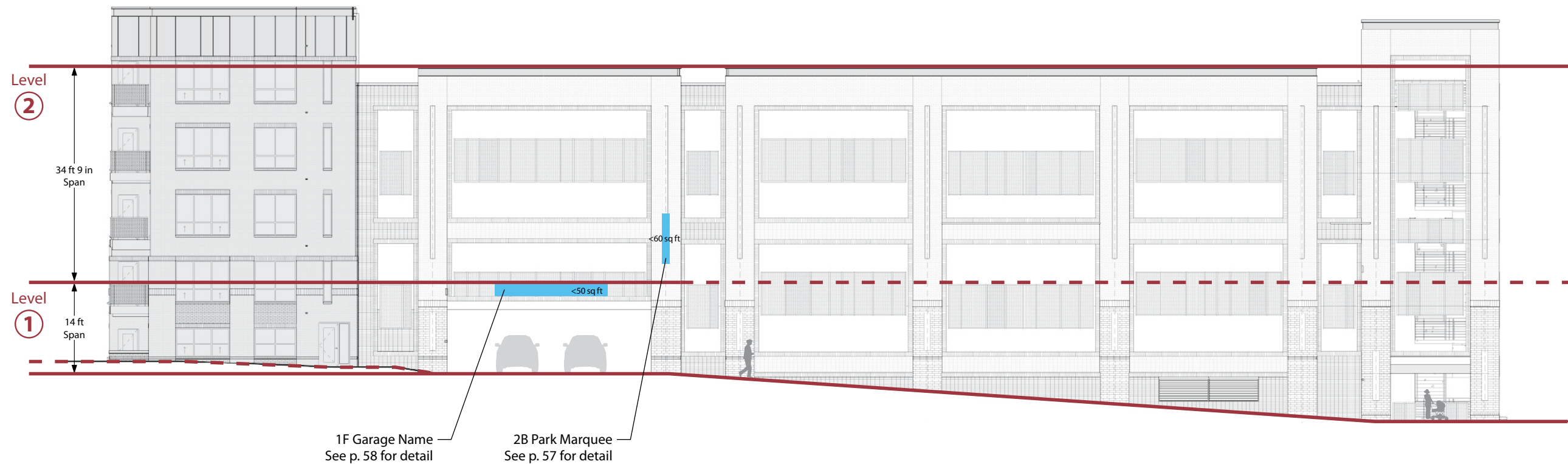
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C4/C5: Garage Signage Level Diagram
North Elevation (Tuller Ridge Dr.)

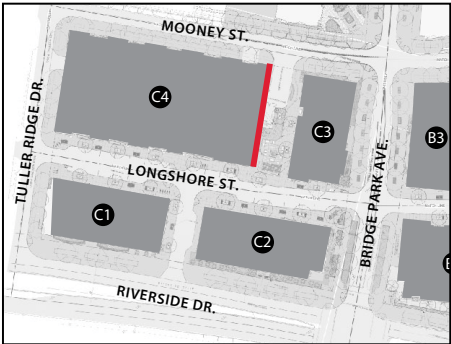
NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 62-63 for visual examples.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C4/C5: Garage Signage Level Diagram South Elevation

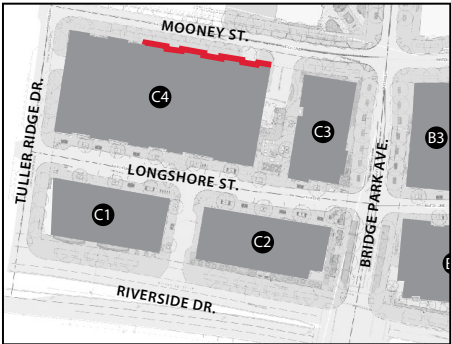
NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 62-63 for visual examples.



| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

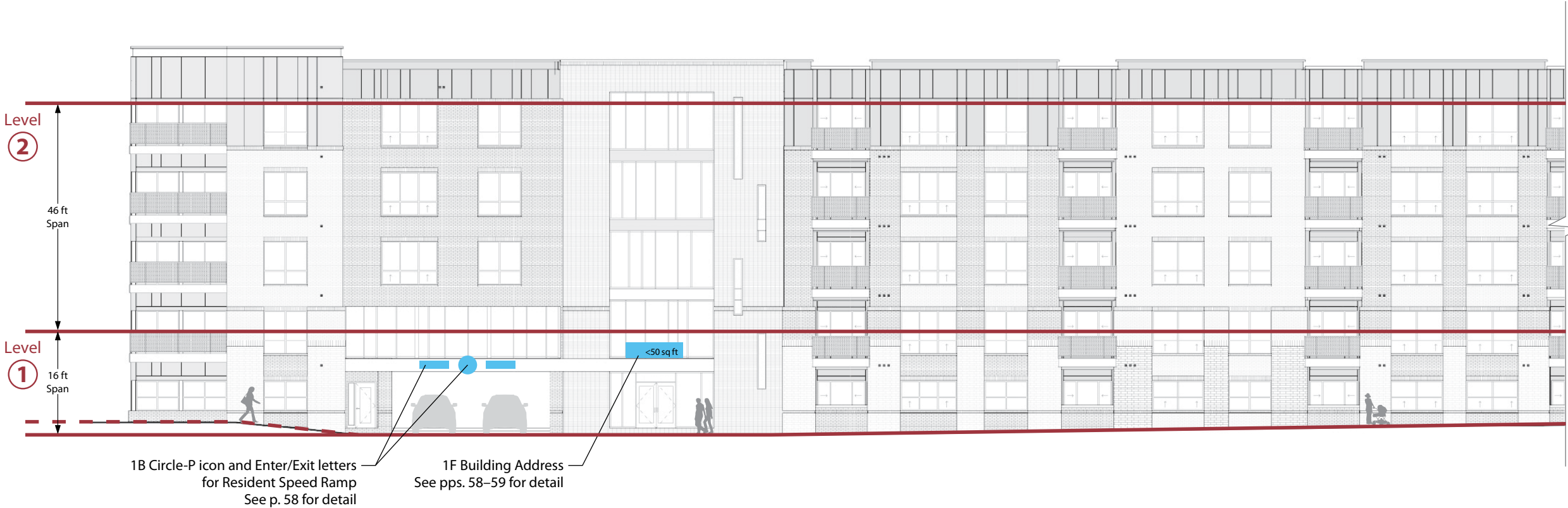
| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



Building C4/C5: Garage Signage Level Diagram
East Elevation Area B (Mooney St.)

NOTE: These elevations depict the locations of wayfinding signage for parking.
Refer to pps. 62-63 for visual examples.



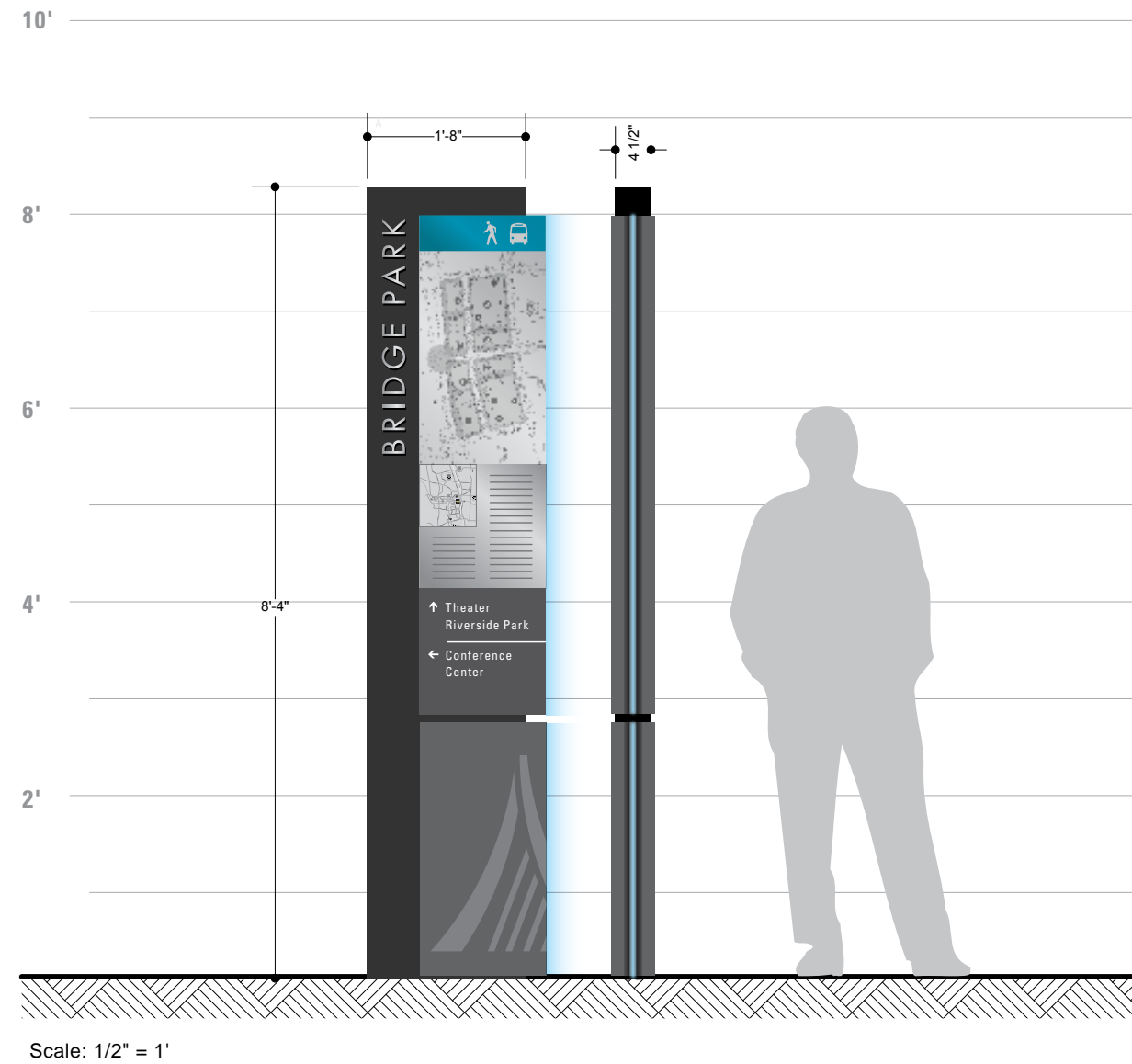
| Level 1 | | | |
|------------------------|-------------------|----|------------------|
| TENANT ID SIGN | | | |
| 1A | Address Numerals* | 1D | Awning |
| 1B | Fascia/Wall Sign | 1E | Canopy Edge Sign |
| 1C | Projecting Sign | 1F | Window Sign* |
| INCIDENTAL & TEMPORARY | | | |
| 1G | Sandwich Board* | 1H | Window Display* |

| Level 2 | | | |
|----------------|------------------|----|----------------------|
| TENANT ID SIGN | | | |
| 2A | Fascia/Wall Sign | 2B | Placemaking Art Sign |

*It is recommended that these sign types do not count against a tenant's total allowed.



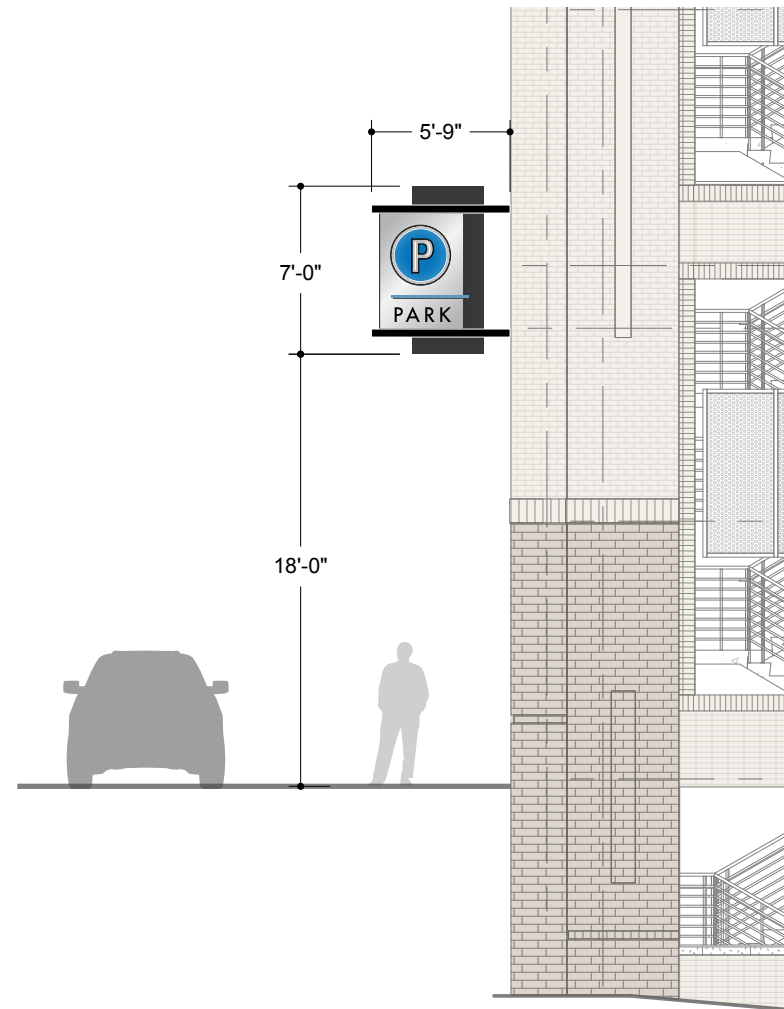
MASTER SIGN PLAN: BRIDGE PARK WAYFINDING



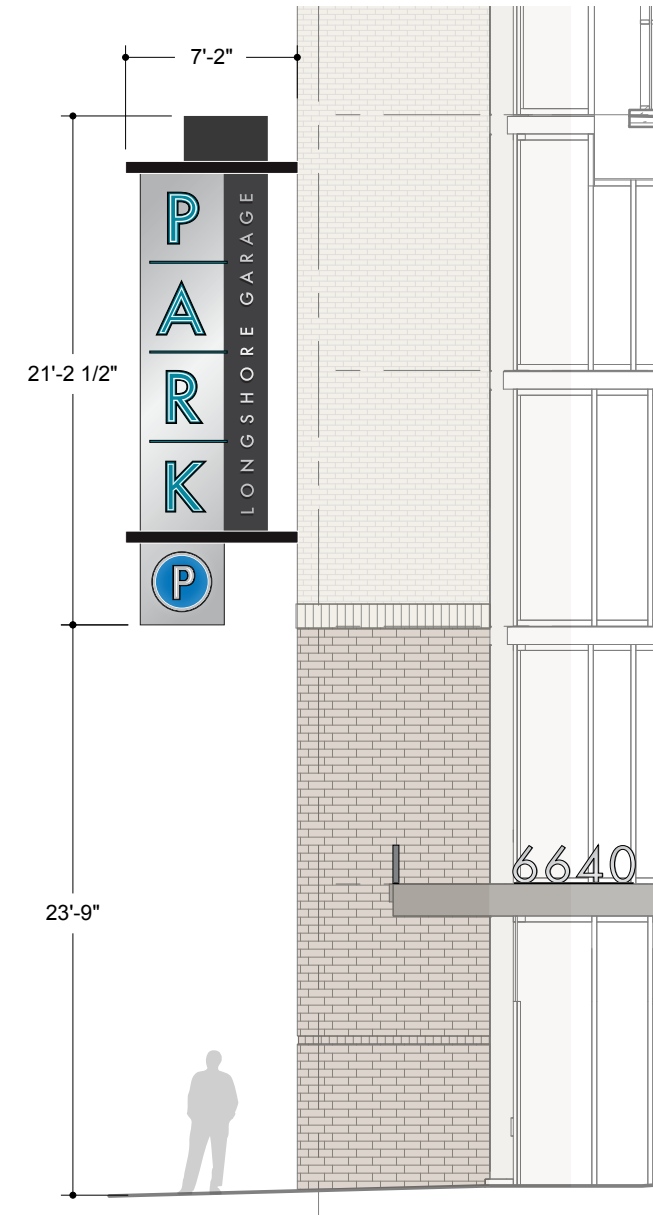




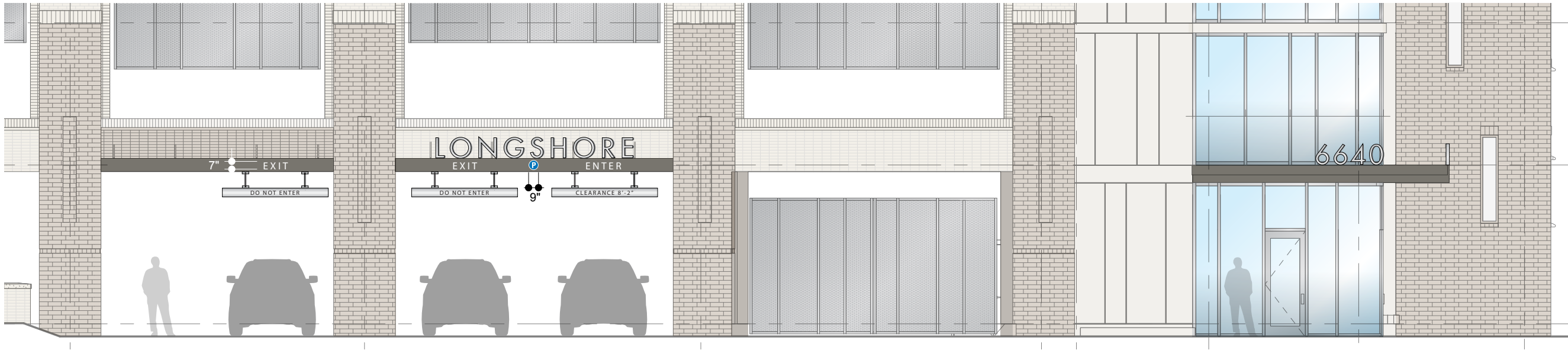
MASTER SIGN PLAN: BRIDGE PARK PARKING GARAGE EXTERIOR SIGNAGE



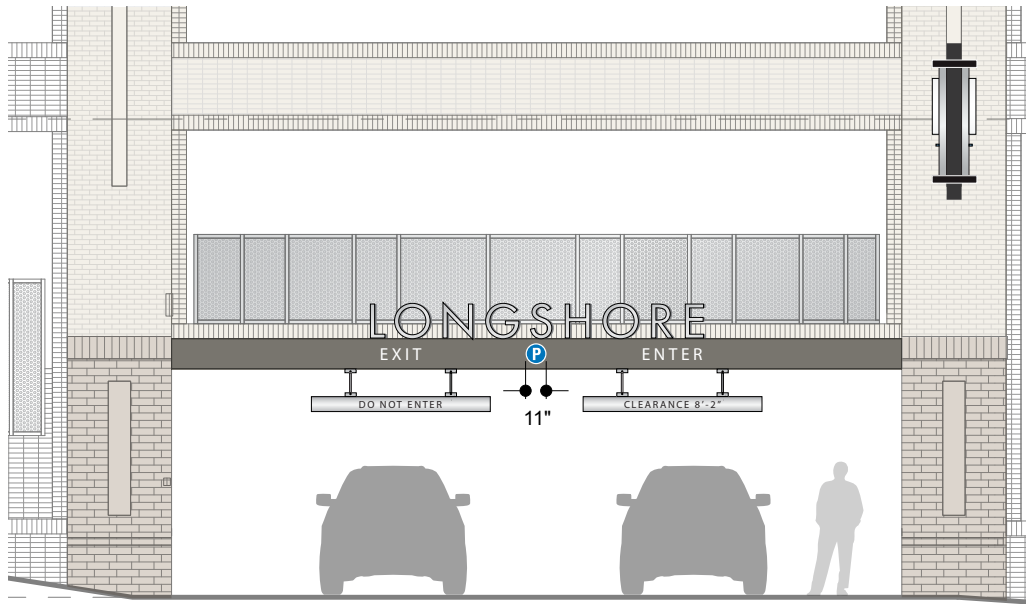
West Elevation – Entrance from Tuller Ridge Rd.



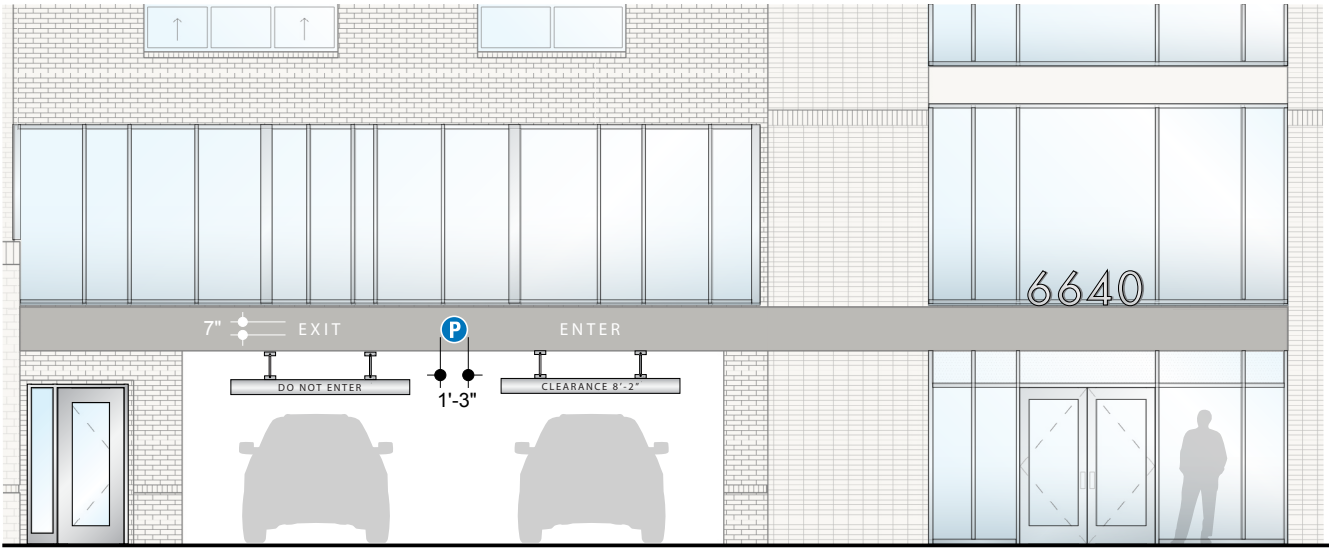
South Elevation – Entrance from Longshore St.



West Elevation – Entrance from Longshore St.



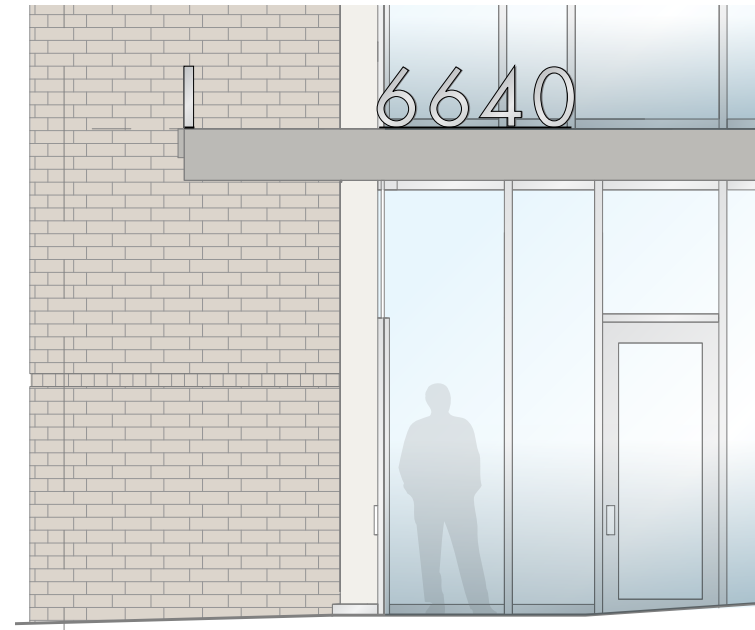
North Elevation – Entrance from Tuller Ridge Rd.



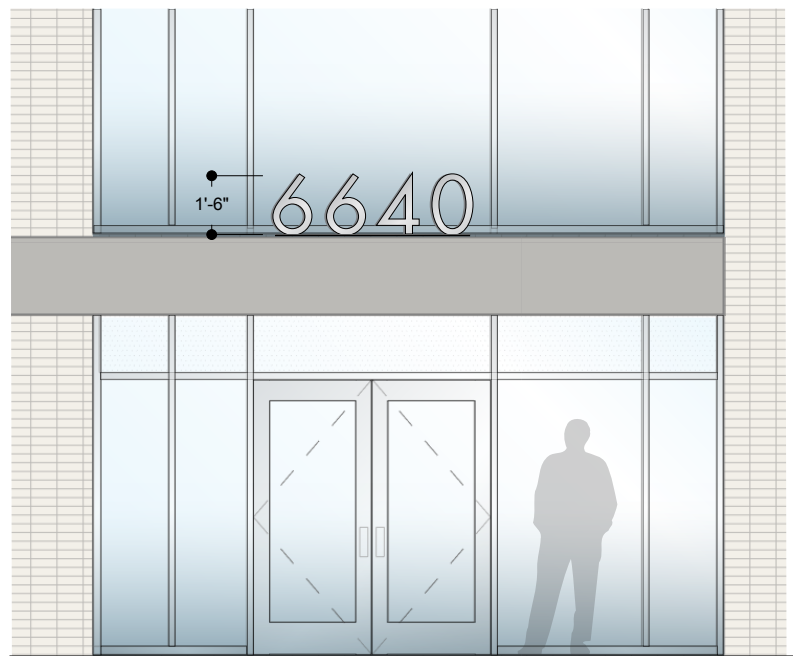
East Elevation – Entrance from Mooney St.



Longshore St. Lobby – West Entrance



Longshore St. Lobby – East Entrance



Mooney St. Lobby – Front Entrance